





This extended and well presented semi-detached family home is ideally located on the west backing side of Heaton Road. Perfectly placed for convenient access to the shops, cafe's and amenities of Heaton Road itself and is within striking distance to the delightful Heaton Park, Jesmond Dene and excellent transport links into Jesmond and Newcastle city centre.

Boasting close to 1,600 Sq ft, the accommodation briefly comprises: entrance hall with stairs to first floor and under-stairs WC; sitting room with walk in bay; an impressive 24ft open plan kitchen diner with feature wood burning stove and exposed brick inset, kitchen area with a range of fitted units, hard wood work surfaces, some integrated appliances and spot lighting, open to the family room with three sky lights and bi-fold doors leading out to the rear garden; utility room with rear door access to the garden and open further to the garage, with double door access to the driveway. The first floor landing with storage cupboard gives access to; four bedrooms, bedrooms one, two and three all comfortable doubles and bedroom three with dual windows; family bathroom complete with four piece suite and spot lighting.

Externally, a lawned front garden and a block paved driveway providing off-street parking, leading on to the garage. To the rear, a delightful west facing garden laid mainly to lawn with a decked patio seating area/sun terrace, all enclosed with fenced boundaries. A great family home in an ever popular location, early viewings are advised!

Extended Semi-Detached Family Home | 1,580 Sq ft (146.8m2) | Four Bedrooms | Sitting Room | 24ft Open Plan Kitchen Diner to Family Room | Utility Room to Garage | Downstairs WC & Family Bathroom | Front Garden & Driveway | West Facing Rear Garden | Great Location | Freehold | Council Tax Band | EPC: C

**Offers Over £500,000**

**IMPORTANT NOTE:** These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

