



THREE BEDROOM SEMI-DETACHED FAMILY HOME with GARAGE, DRIVEWAY & DELIGHTFUL REAR GARDEN! This three bedroom semi is ideally positioned on Coast Road, High Heaton. Coast Road, close to transport links to both the coast and city along with access to local shops and outstanding schooling.

The accommodation briefly comprises: entrance hall with stairs to first floor; lounge with walk in bay and feature wood burning stove; 19ft kitchen diner with French doors leading out to the rear garden, kitchen area with a range of fitted units together with work surfaces, breakfasting bar, under-stairs storage and spot lighting; utility room with rear door access and internal access to the garage. The first floor landing gives access to three bedrooms, bedroom two with fitted storage cupboard; family bathroom complete with three piece suite and spot lighting. Externally, a front garden laid mainly to lawn with dwarf wall and hedge boundary and driveway leading to the garage. To the rear, a delightful enclosed garden laid mainly to lawn with raised decked seating area, pathway and a fence and hedge boundaries. With gas central heating and double glazing, early viewings are advised.

Semi-Detached Family Home | 1,021 Sq ft (94.9m<sup>2</sup>) | Three Bedrooms | Lounge | 19ft Kitchen Diner | Utility Room | Family Bathroom | Front Driveway & Garage | Rear Garden | GCH & DG | Close to Transport Links | Freehold | Council Tax Band C | EPC: D

Offers Over £250,000

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.

