



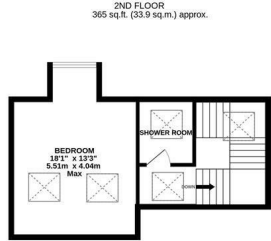
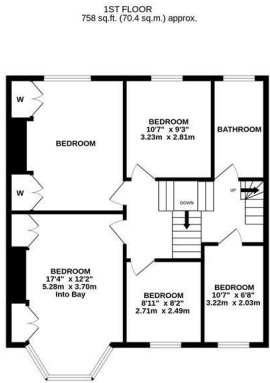
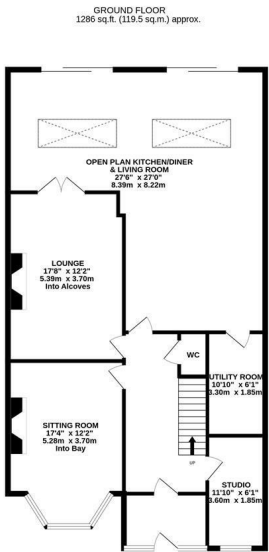


Stylish presentation with an impressive 27ft open plan kitchen diner and living room, a west facing rear garden and off-street parking. This extended six bedroom semi-detached family home is ideally located on the west backing side of Heaton Road. Perfectly placed for convenient access to the shops, 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.

Having undergone transformation by the current owners and boasting over 2,400 Sq ft over three floors, the accommodation briefly comprises: entrance porch through to entrance hall with stairs to first floor and under-stairs WC; sitting room with walk in bay and feature fire; lounge with feature fire; an impressive 27ft open plan kitchen diner and living room with sliding door access to the rear garden, two Atrium sky lights, spot lighting and tiled flooring, kitchen area with a range of fitted units, work surfaces, integrated appliances, breakfasting island and hanging lighting; utility/second kitchen area; studio. The split level first floor landing gives access to; five bedrooms, bedrooms one and two both with fitted storage and bedroom one with walk in bay; bathroom complete with three piece suite and spot lighting. The second floor landing with two sky lights gives access to a further double bedroom measuring 18ft with dormer window and access to the landing shower room, complete with three piece suite.

Externally, a block paved multi-vehicle driveway to the front providing off-street parking and to the rear, a generous west facing garden laid mainly to artificial grass with paving, a patio seating area and fenced boundaries. Offering well proportioned accommodation in an excellent location, early viewings are essential!

Extended Semi-Detached Family Home | Stylish Presentation | 2,409 Sq ft (223.8m2) | Six Bedrooms | Sitting Room | Lounge | 27ft Open Plan Kitchen Diner & Living Room | Downstairs WC | Utility Room | Studio | Family Bathroom | Shower Room | Front Driveway | Enclosed West Facing Rear Garden | Excellent Location | Freehold | Council Tax Band D/ EPC: C



TOTAL FLOOR AREA: 2409 sq.ft. (223.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**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.

