



4 bed semi-detached house to buy in NE7

Southlands, High Heaton, Newcastle upon Tyne, Tyne and Wear, NE7 7YH

£395,000

 x 4  x 2  x 2

Tenure

Freehold

Property features

- ✓ Four Bedrooms
- ✓ Semi-Detached House
- ✓ Desirable Location
- ✓ Close to Local Amenities and Transport Links
- ✓ Double glazed and Gas Central

Permit Parking parking

Key Information

- ✓ Council Tax: Band D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

Arrange a viewing

Hayley McCormack
Sales Negotiator
Heaton

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Appealing to a wide variety of buyers is this extended three bedroom semi detached house situated within this favoured residential area. The property is ideally located close to all local amenities, good schools, and good transport links to Newcastle City Centre, the Coast and South Tyneside.

The accommodation comprises; entrance hall with stairs to the first floor, lounge/diner, ground floor WC, L shaped modern fitted kitchen with a good range of wall and base units, complimenting work surfaces, gas range cooker, secondary built in electric oven, stainless steel sink with mixer tap, tiled splashback, space for appliances, breakfast bar, UPVC double glazed French doors leading to the rear garden, UPVC double glazed window to the front, UPVC double glazed window to the rear and radiator. To the first floor, there are four bedrooms, shower room/WC and bathroom/WC.

Externally to the front is a gravelled driveway providing off street parking with electric car charging port and walled boundaries. To the rear is a south facing private garden which is mainly laid to artificial lawn with decked area, built in wooden seating, mature planted borders and fenced boundaries.

The property benefits from gas central heating and UPVC double glazing.

Properties in this area are extremely in demand so view early to avoid disappointment.

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g3004a>

Please contact the Heaton Branch for further information or viewings.

Council Tax Band: D

Tenure: Freehold

Price: Offers In Excess Of £395,000

Property Type: Semi-detached house

Parking: Permit Parking, Driveway

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

Front External

To the front of the property is a gravelled driveway providing off street parking, electric car charge port and walled boundaries.



Entrance Hall

With doors off to the lounge, dining room, kitchen, ground floor WC and stairs to the first floor.

Lounge/Diner

8.87m x 3.63m (29'1" x 11'10")

UPVC double glazed walk in bay window to the front with built in seating area, gas fire set into feature surround, UPVC double glazed French doors leading to the rear garden and radiator.



Breakfasting Kitchen

8.08m x 4.98m (26'6" x 16'4")

Modern L shaped kitchen with a good range of wall and base units, complimenting work surfaces, gas range cooker, secondary built in electric oven, stainless steel sink with mixer tap, tiled splashback, space for appliances, breakfast bar, UPVC double glazed French doors leading to the rear garden, UPVC double glazed window to the front, UPVC double glazed window to the rear and radiator.



Ground Floor WC

1.35m x 0.77m (4'5" x 2'6")

With low level WC, hand wash basin and tiled floor.



First Floor Landing

With doors off to the bedrooms, bathroom/WC, shower room/WC and storage cupboard.

Bedroom One

4.24m x 3.58m (13'10" x 11'8")

UPVC double glazed window to the rear and radiator.



Bedroom Two

3.99m x 3.29m (13'1" x 10'9")

UPVC double glazed window to the front and radiator.



Bedroom Three

5.12m x 2.49m (16'9" x 8'2")

UPVC double glazed window to the front and radiator.



Bedroom Four

2.77m x 2.44m (9'1" x 8'0")

UPVC double glazed window to the front and radiator.



Bathroom/WC

2.43m x 1.91m (7'11" x 6'3")

White three piece bathroom suite comprising: bath, built in hand wash basin, built in WC, partially tiled walls, UPVC double glazed window and heated towel rail.



Shower Room/WC

2.25m x 1.90m (7'4" x 6'2")

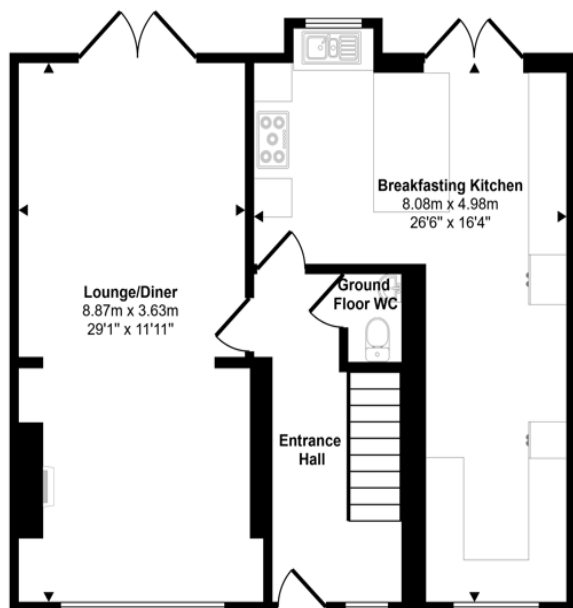
Modern white three piece shower room/WC comprising; walk in shower cubicle with glass screen, hand wash basin with storage under, low level WC, partially tiled walls, UPVC double glazed window and heated towel rail.



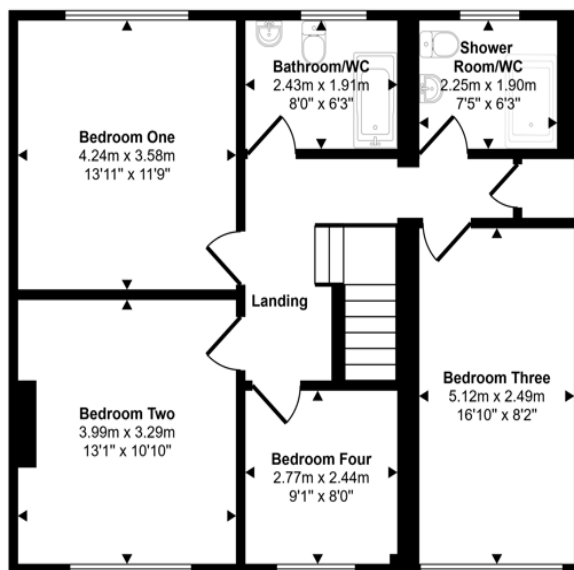
Rear Garden

South facing rear garden mainly laid to artificial lawn with decked area, built in wooden seating, mature planted borders and fenced boundaries.





Ground Floor



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Southlands, High Heaton, Newcastle upon Tyne, Tyne and Wear, NE7 7YH

Contact your local branch today for more information on this property:

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