

BRUNTON

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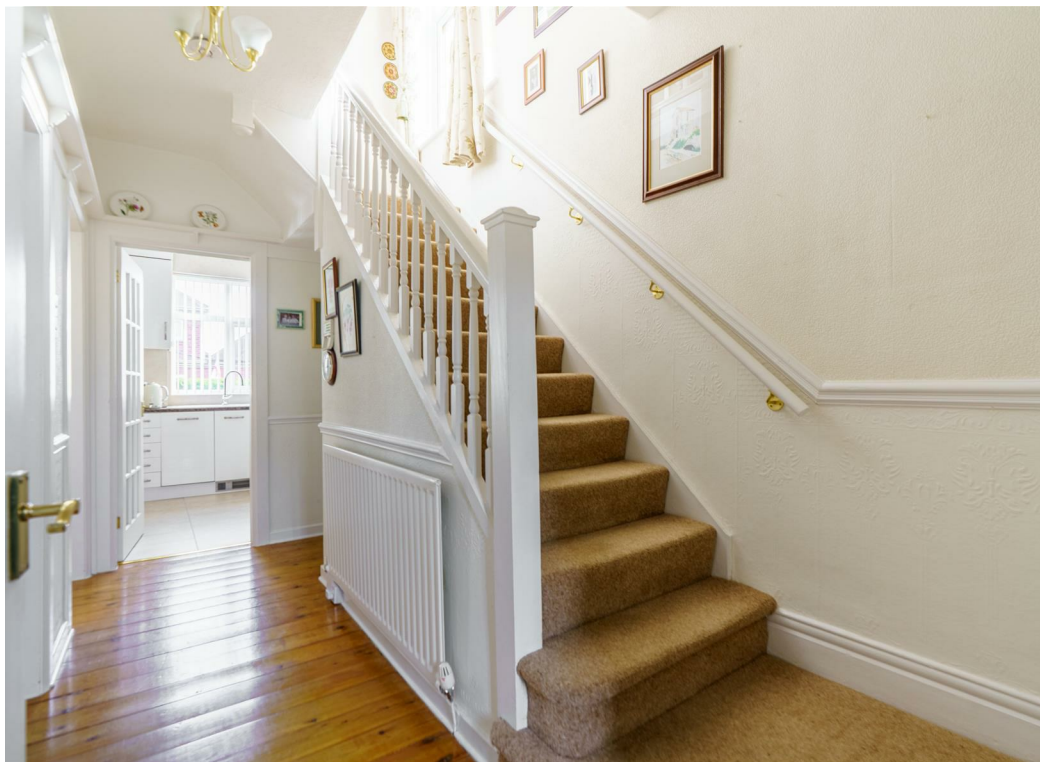
TEESDALE GARDENS, HIGH HEATON, NE7

Offers Over £300,000

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Charming Semi Detached Home Offering Well-Balanced Accommodation Across Two Floors, with Two Good Sized Reception Rooms, Kitchen plus Utility Room & ground Floor W.C., Three Bedrooms, Including Two Doubles, Re-Fitted Family Bathroom, Enclosed Rear Garden, Off Street Parking & Garage!

Priced to reflect minor modernisation, this charming three bedroom family home is ideally located on Teesdale Gardens, High Heaton. Teesdale Gardens, which is nestled between Swaledale Gardens and Derwentdale Gardens is ideally placed close to outstanding local schooling, and also provides easy access to The Freeman Hospital, the local shops and amenities on Newton Road, Paddy Freeman's Park and the delightful Jesmond Dene.

The property is also positioned just a short walk from David Lloyd Leisure Club and Armstrong Bridge providing a direct link by foot into Jesmond. Also located nearby is Heaton Road with its vibrant restaurant scene and cafe culture.

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The internal accommodation comprises: an entrance lobby with stripped wood flooring, leading through into a welcoming entrance hallway, again featuring matching stripped wood floors. From the hallway, there is access to two reception rooms, the kitchen, a ground-floor cloakroom, and the staircase rising to the first floor. Positioned to the left of the hallway is the front reception room, benefiting from a walk-in bay window overlooking the front aspect and a gas feature fireplace. Adjacent is the dining room, also featuring a fireplace and French doors opening onto the landscaped rear garden. In 2007, part of the wall between the dining room and kitchen was removed to partially open the space, improving natural light and enhancing the flow for cooking, cleaning and entertaining. The kitchen is fitted with a range of wall and base units, integrated appliances, tiled flooring and tiled walls, and also benefits from a useful under stair pantry. It enjoys views over the rear garden and provides access to a useful utility room. The utility room is tiled, plumbed for a washer, and offers direct access to the rear garden. From here there is entry to a convenient ground-floor WC with a heated towel rail and access to the integral garage, which benefits from an electric roller door and houses the boiler.

To the first floor, the landing provides access to three bedrooms and the family bathroom. Two of the bedrooms are comfortable doubles, while the third bedroom, positioned to the front, is ideal for use as a study, nursery or home office. The master bedroom features a walk-in bay window and fitted wardrobes, while the rear-facing double bedroom also benefits from fitted wardrobes and a feature fireplace. The bathroom completes the accommodation and comprises a well-maintained three-piece shower room with a programmable smart shower, tiled walls, tiled flooring and a heated towel rail.

Externally, the property enjoys a town garden and off-street parking to the front leading into the integral garage. To the rear is a meticulously maintained landscaped garden, predominantly laid to lawn with paved seating areas, fenced boundaries, and mature shrub and bush borders.



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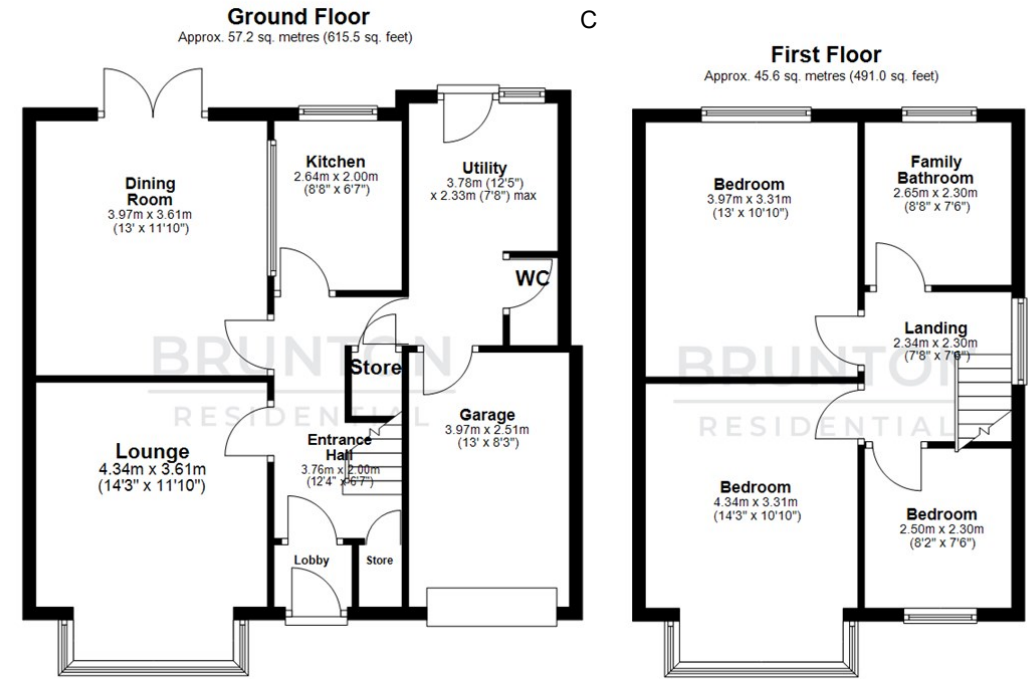
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : C



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	