

Offers Over £235,000

Dovedale Gardens, High Heaton, NE7



- Semi detached
- Southerly rear garden
- Convenient for local buses
- Refurbishment project
- No chain
- Schools within walking distance
- Double glazing to most windows
- Driveway and garage
- Full refurbishment needed

Situated in the ever-popular High Heaton area, this three-bedroom semi-detached home has a southerly rear garden. Just a short stroll away is the much-loved Paddy Freeman's Park, which links directly into Jesmond Dene, offering year-round outdoor enjoyment for residents and visitors alike.

Families will appreciate the choice of nearby schools, while everyday conveniences are close at hand, including Sainsbury's, David Lloyd, and The Gym-all within walking distance. Newton Road offers additional amenities such as a Co-op, Post Office, and the area has two very popular cafés.

Regular local bus services provide easy access to Newcastle city centre and beyond.

The property benefits from double glazing to most windows but has no central heating, making it an ideal opportunity for buyers seeking a full refurbishment project.

Council Tax Band: C

Tenure: Freehold (see agent's notes)

Energy Rating: E

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Hallway

Living room

Dining room

Kitchen

Larder cupboard with gas meter. Belfast sink. Cupboard with small worktop. Gas point for cooker.

First floor landing

Bedroom one

Bedroom two

Bedroom three

Bathroom

Separate w.c.

Garage

With up and over door.

Mining

The property is not known to be affected by mining but given the rich mining heritage of the North East, your surveyor and conveyancer must check this prior to exchange of contracts.

Utilities

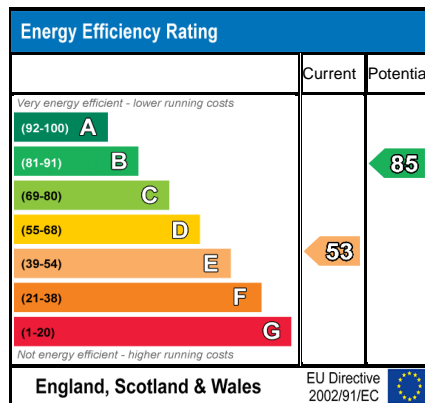
Mains water and electricity are connected. There is a gas meter, we do not know if it is connected.

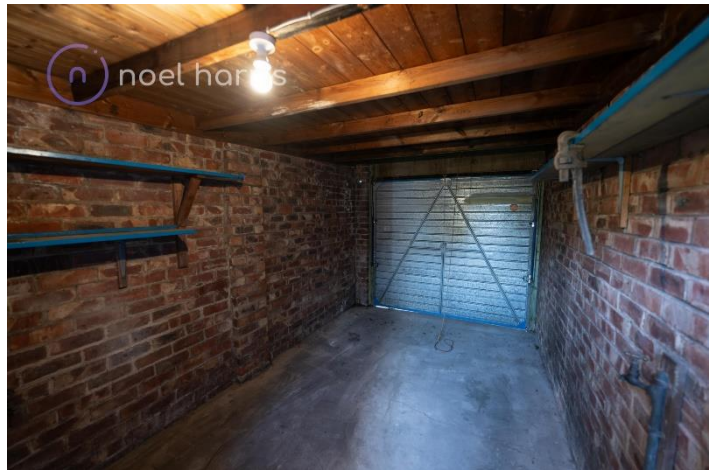
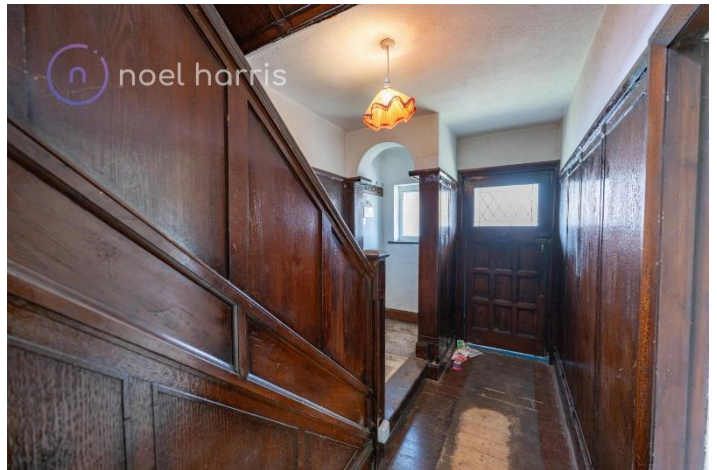
Tenure - Freehold - Unregistered.

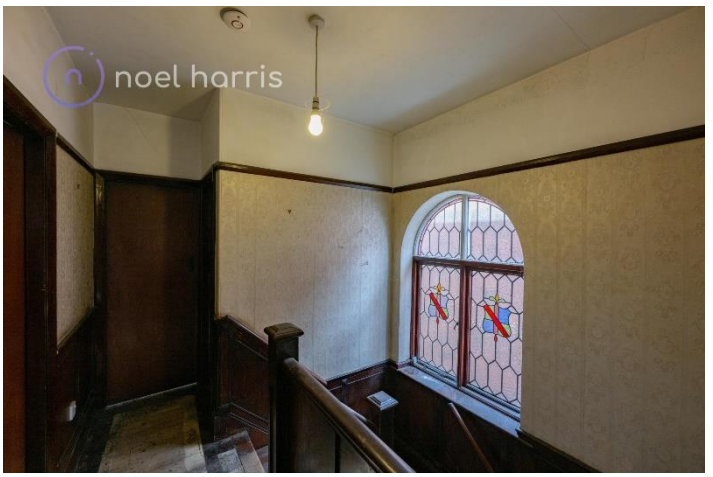
The executors are in possession of the freehold title deeds, which will need to be registered with the Land Registry by the buyer's solicitor upon completion.

Floor plan and EPC

Both have been booked and will be uploaded upon their return.

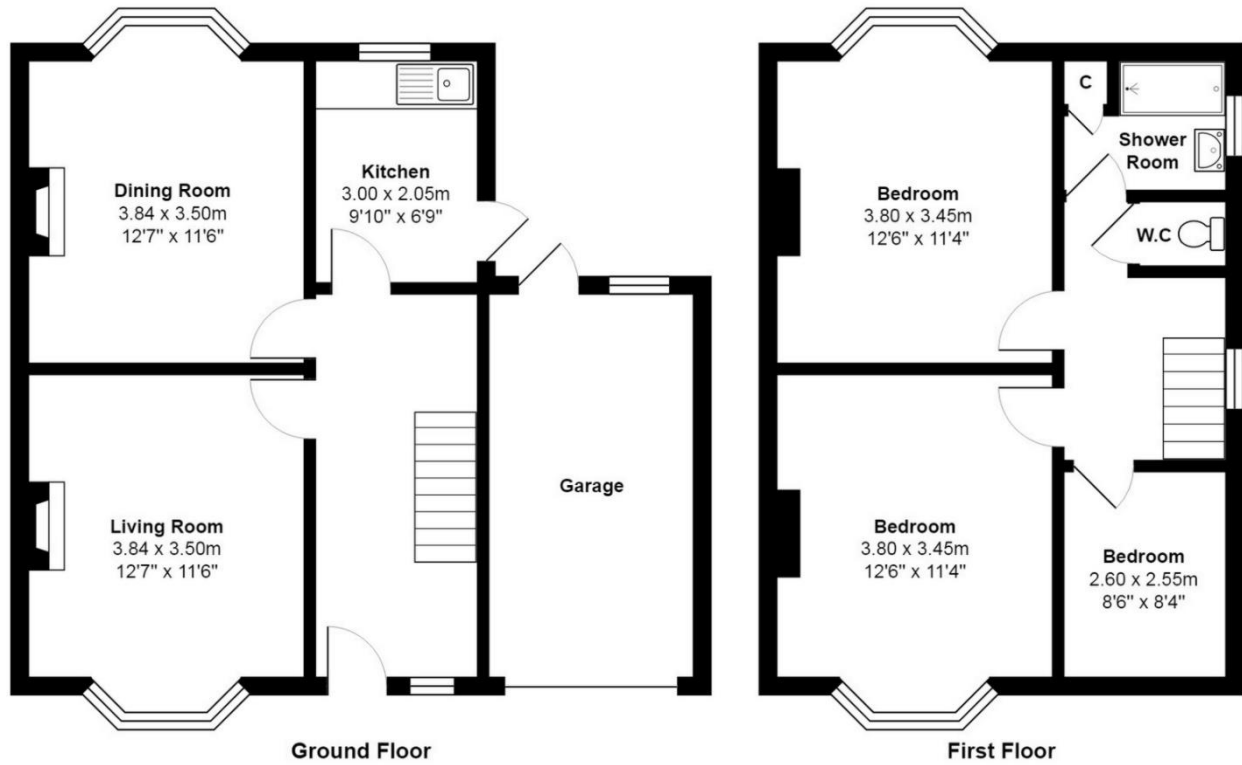








Dovedale Gardens



Total Area: 105.4 m² ... 1135 ft²

All measurements are approximate and for display purposes only

Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS NOEL HARRIS HOME SALES

Spaceworks,Benton Park Road,South Gosforth,Newcastle upon Tyne,Tyne and Wear,NE7 7LX T: 01914862029 E: noel@noelharris.co.uk W: www.noelharris.co.uk

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.