

Offers Over £245,000

Bretton Gardens, Cochrane Park, NE7



- Three bedroomed house
- Gas combi heating
- Double glazing
- Westerly rear garden
- Ground floor w.c.
- Two reception rooms
- Fitted kitchen
- Three good sized bedrooms
- No chain

A three-bedroom, bright and airy home is available with no chain.

This property features a front patio garden and a rear garden with decking and an everlasting lawn, with a high stone wall to the rear. The house is equipped with gas combi heating and includes a driveway for one car. The garage has been converted into a practical space for one small car, or bike storage, complete with an electric roller door, WC and wash basin. Located close to a Sainsbury's supermarket and a selection of schools, the area offers excellent transport links with easy access to the Coast Road, Tyne Tunnel, and A19, as well as regular bus services from Benton

Road and the Coast Road. The property is freehold, with a Council Tax band of C and an Energy Rating of D.

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Hallway

Living room

Dining room

Kitchen

Smaller sized garage

Ideal for bike storage, electric roller door, wc to rear.

First floor landing

Bedroom one

Bedroom two

Bedroom three

Bathroom

With cupboard housing combi boiler.

Externally

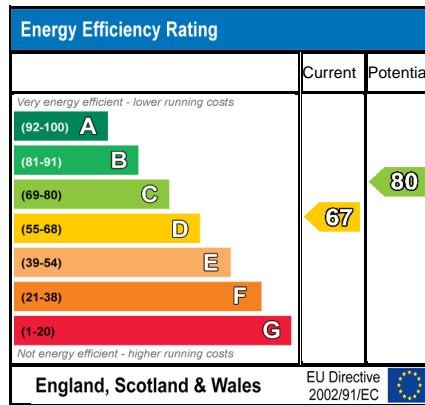
Patio garden and driveway to front. Westerly garden to rear with decking and everlasting lawn.

Material information

Mains gas, water, drainage, and electricity are all connected. The area has high speed broadband and the house is not known to be a mobile drop zone but this should be checked upon viewing.

Mining

The property is not known to be affected by mining but this should be checked by your conveyancer before exchange of contracts.





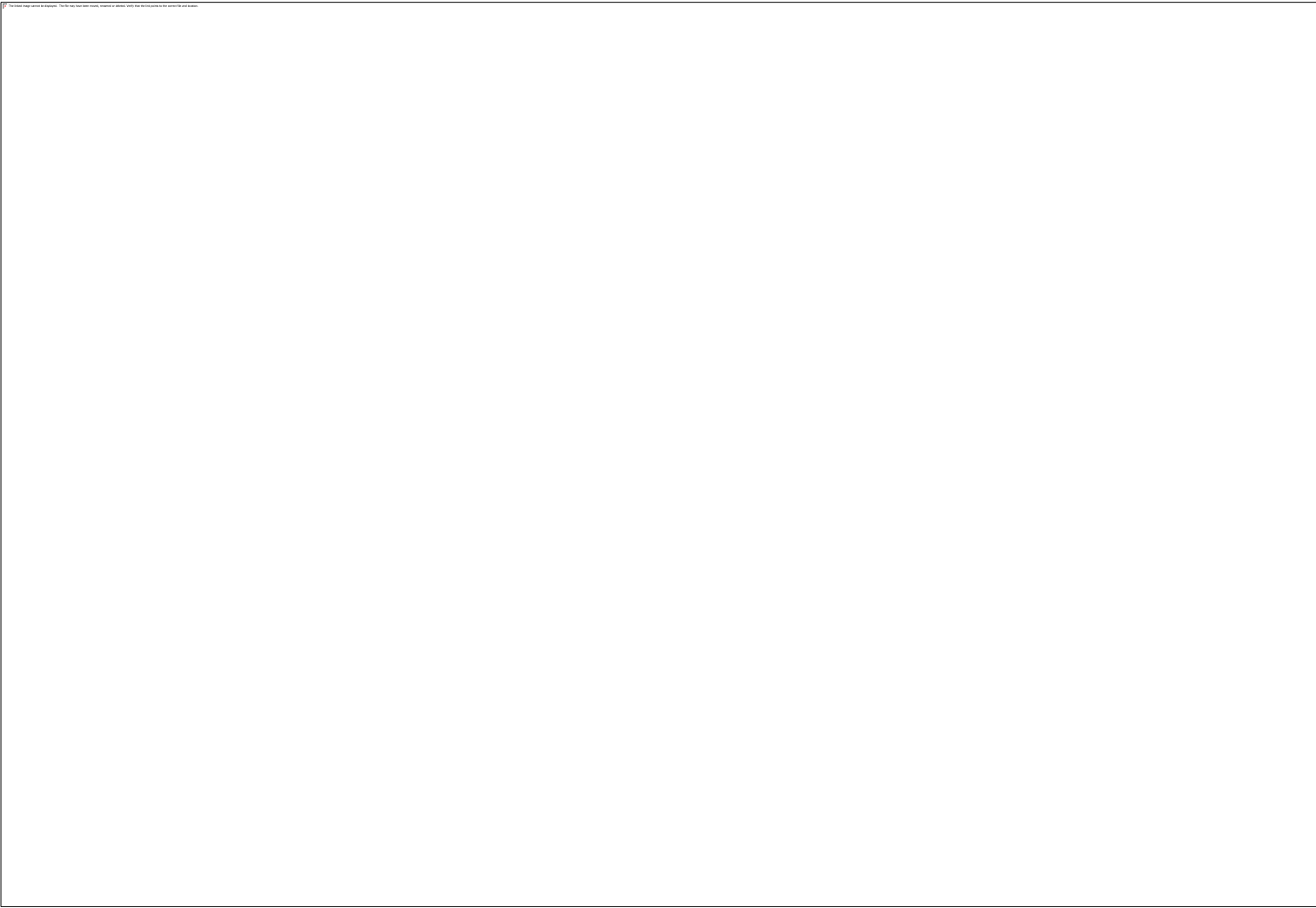






Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS NOEL HARRIS HOME SALES

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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.