

Offers Over £239,950

Coast Road, Cochrane Park, NE7



- Three bedrooms
- Extended kitchen
- Traditional garden to front
- Gas combi heating
- Modern bathroom
- Wood burning stove
- Double glazing
- Patio garden to rear
- Easy access to all areas

With an extended kitchen to include a feature skylight and easy access into the rear garden, this three bed roomed house offers home buyers the chance to live in a very convenient area, with the Coast Road having regular bus services to Newcastle and the coast. The house benefits from gas combi heating, double glazing, a driveway, and garage (ideal for bikes/storage). Other attractions include a modern bathroom with over bath shower, Ikea fitted units to the kitchen, and a wood burning stove in the living room. The rear patio garden offers a low maintenance space to enjoy, and the front garden is presented in a traditional style with lawn and borders. Council tax band C. Energy rating C. Freehold.

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Hallway

With radiator and stairs to first floor.

Living room (front)

With bay window, radiator, wood burning stove set into chimney.

Open plan to :

Dining room

With radiator.

Extended kitchen

With radiator. Fitted with a range of units by Ikea, with integrated gas hob, extractor hood, electric oven and grill. Plumbed for dishwasher. Door to rear garden. Door to garage.

First floor landing

With cupboard.

Bathroom

Re fitted in recent years to include a white suite with overbath shower, towel radiator.

Bedroom one (front)

With bay window, radiator, fitted wardrobes.

Bedroom two (rear)

With radiator. Fitted wardrobe and cupboards.

Bedroom three (front)

With radiator.

Garage

With light, power, gas combi boiler. Plumbed for washer. Ideal for storage use.

Outside space

Well kept lawned garden to the front with borders. Driveway and attached garage. Patio garden to rear with planted borders and central planted area.

Utilities

The house has mains gas, water, drainage, electricity and broadband.

Mining

The house is not known to be affected by mining but given the rich mining heritage of the region, this should be checked by your conveyancer prior to exchange of contracts.

Flood risk

This property is noted on the government website as being in an area identified as having a higher risk of flooding. However, the sellers have advised that they have not experienced any flooding themselves. They believe the risk rating may relate to parts of the nearby Coast Road, which sits at a significantly lower level than the property. This information is provided in good faith, but we recommend that you seek confirmation from your surveyor and solicitor as part of their due diligence before exchange of contracts.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

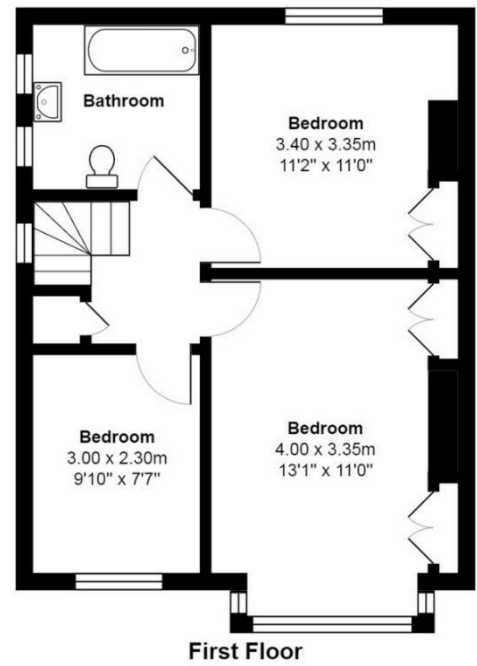
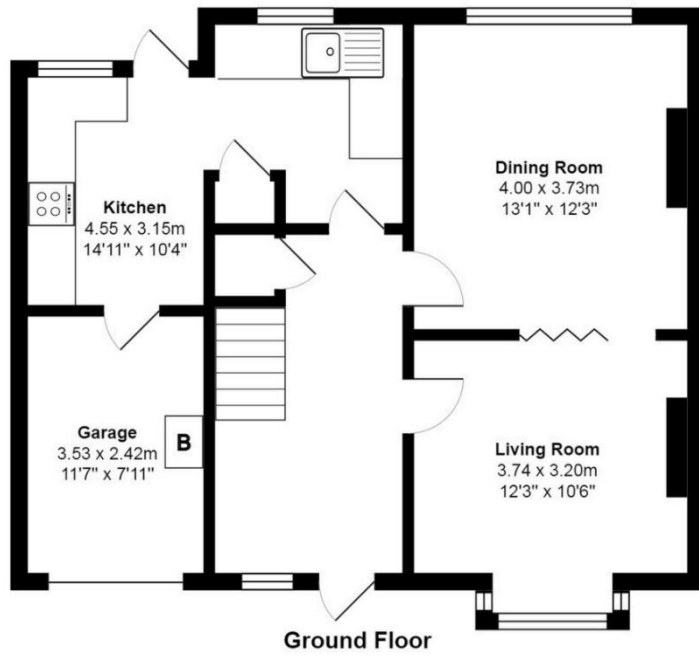








Coast Road



All measurements are approximate and for display purposes only

Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS NOEL HARRIS HOME SALES

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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER NOEL HARRIS HOME SALES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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