

Offers Over £215,000

Coast Road, Cochrane Park, NE7



- Three bedroomed semi
- Gas combi heating
- Kitchen
- Gardens front and rear
- Larger sized garage
- No chain
- Double glazing
- Two reception rooms
- Priced to allow for updating.

These three bedroomed semi-detached houses occupy a prominent position on the Coast Road in Cochrane Park with excellent bus services on both sides of the road into Newcastle and the coast. The house has been a much-loved family home for the last 45 years and is now ready for new owners to update and personalise to suit their own personal taste. The good-sized rooms offer excellent natural light, and the public footpath to the side of the house gives easy access up through Cochrane Park to Sainsburys. The area has a choice of good schools and is well placed for access to local shops and cafes in Heaton. Heaton Park, The People's Theatre and Jesmond Dene are all within easy reach. The A19 and Tyne Tunnel are only a short drive,

giving access to the major centres of Tyneside. Council tax band C, freehold, energy rating to be advised.

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Hallway

Living room (front)

Dining room (rear)

Open plan to :

Kitchen

With fitted units.

Garage

Larger than average with up and over door.
Baxi gas combi boiler.

First floor landing

Access to loft

Bedroom one

Bedroom two

Bedroom three

Bathroom

With white suite and over bath shower.

Externally

Garden to front, driveway. Enclosed garden to rear with patio. Northerly aspect with lots of afternoon sun from the west during the summer months.

Material information

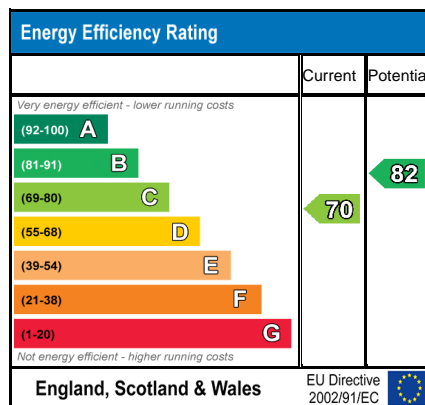
The house is connected to mains gas, water, drainage, and electricity. There is high speed broadband in the area. The house is not known to be a mobile drop zone but this should be checked when viewing.

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.

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.

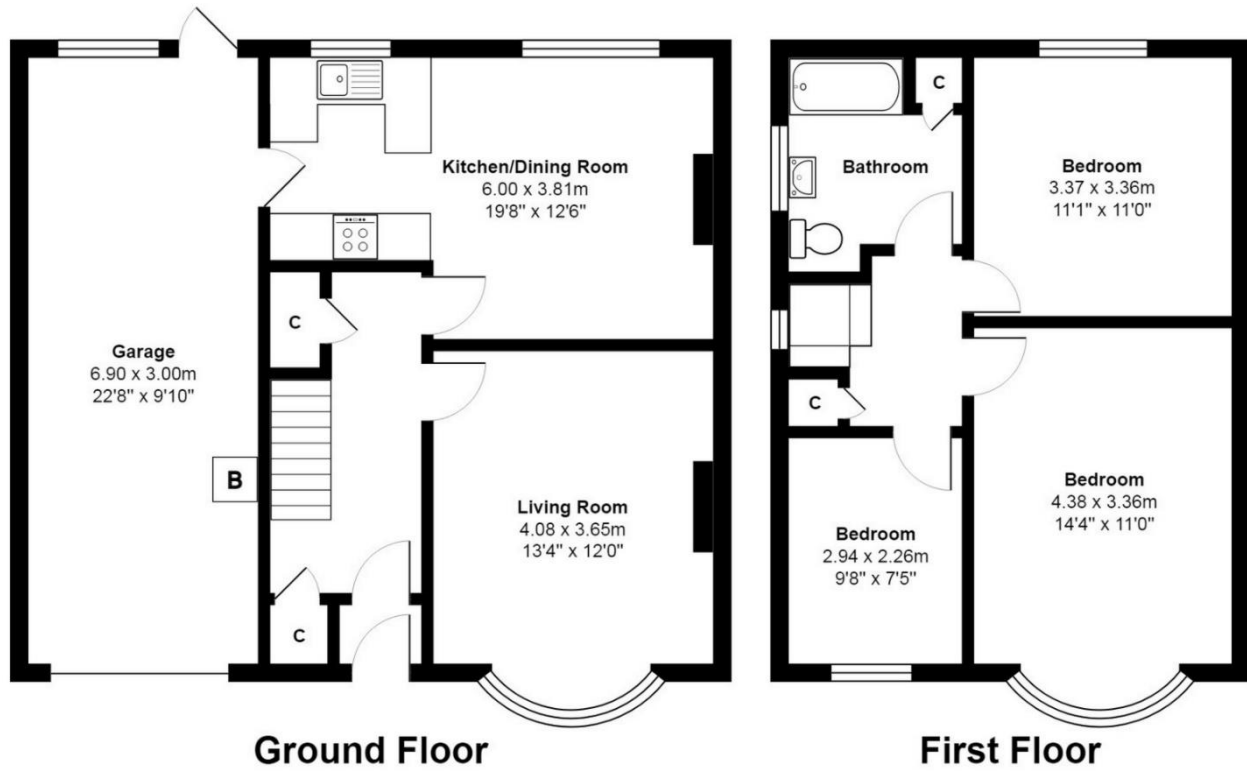








Coast Road



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

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.