

Offers Over £265,000

Bretton Gardens, Cochrane Park, NE7



- Two bedrooms
- Living room with wood burner
- Good decor
- Storeroom to side
- Dining room with skylight
- Driveway for one car
- First floor wc & ground floor bathroom
- Westerly rear garden
- Gas combi heating

Best and final offers

The seller has invited best and final offers to be made to noel@noelharris.co.uk no later than 12 midday on Friday 10th October.

This lovely two bedrooomed semi-detached house is quietly tucked away in a corner position with a larger than average rear garden. The house offers light and airy rooms throughout which benefit from gas combi heating, double glazing and the loft has been boarded for storage use. Other attractions include a useful storeroom to the

side, and a lovely summer house ideal for one sofa or as a study space. The location offers a peaceful outlook over Heaton Cemetery to the rear, and an open street view to the front. With good decor and no chain involved, this would make an ideal first buy. Energy rating C. Council tax band C. Freehold.

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Hallway

With radiator.

Living room

With radiator and wood burning stove. (not tested, should be tested by suitably qualified person before use).

Dining room

With radiator. Patio doors and skylight. (please note the patio doors and skylight were installed on behalf of the current owner, and do not have building control sign off).

Ground floor bathroom

With radiator. White suite with bath and shower over, wash basin and w.c.

Kitchen

With radiator. Breakfast bar. Space for washer and dishwasher. Space for fridge freezer. Space for gas cooker. (some of these may be available by separate negotiation).

Store room

Former garage space to side used as store room.

First floor landing

With door to w.c. with wash basin and w.c. Access to loft, boarded for storage with pull down ladders.

Bedroom one (front)_

With walk in cupboard. Radiator.

Bedroom two (rear)

With radiator and open views over Heaton Cemetery

Externally

Well kept garden to front, blockpaved driveway. Larger sized rear garden with garden shed, summerhouse, vegetable patch, lawn and decking/patio. Not directly overlooked, westerly aspect.

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





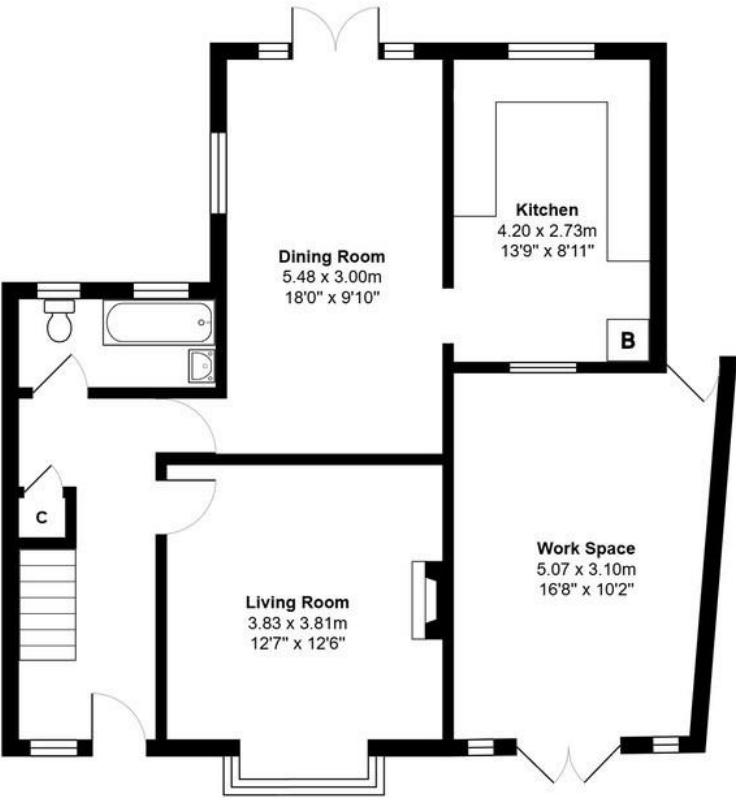




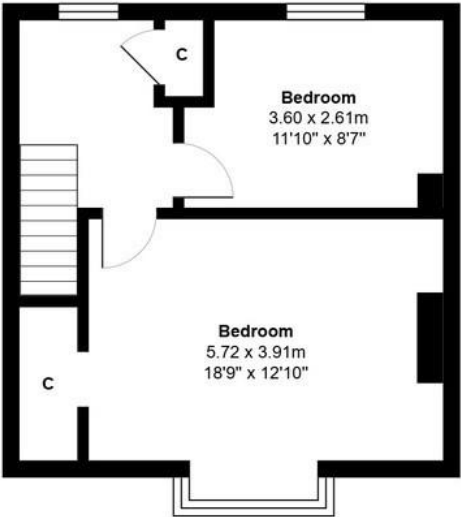




Bretton Gardens



Ground Floor



First Floor

All measurements are approximate and for display purposes only

Directions

Location

Cochrane Park is a highly regarded area, with Sainsburys within a short walk. Public transport and a choice of schools are nearby, with easy access to both Newcastle and the Coast by road.



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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