

## Asking price of £305,000

### Swaledale Gardens, High Heaton, NE7



- Three bedroomed semi
- Gas central heating
- Modern fitted kitchen
- Ground floor extension
- Utility room
- Westerly rear garden
- Double glazing
- Large living/dining room
- Double driveway to front

Noel Harris Residential Sales are pleased to present this extended three bedroomed semi detached house which offers versatile living space over two floors which will be ideal for families and those working from home. The ground floor extension provides a unique living and dining room with open plan access into a modern fitted kitchen. There is also a separate utility room with a side access door leading out into the garden. The well presented rooms benefit from gas central heating, double glazing and a good amount of natural light due the house occupying a corner position. The area offers easy access to Paddy Freeman's Park which leads into Jesmond Dene. The Freeman Hospital and a range of local schools are also within walking distance.

There are regular local bus services nearby and the nearest Metro Station is Four Lane Ends. Freehold. Council tax band C.

# Swaledale Gardens, High Heaton, NE7

**Main entrance door to :**

**Hallway**

Radiator.

**Living room (front)**

3.55m x 4.43m (11'8" x 14'6") Into bay window

Radiator.

**Sitting room (rear)**

3.74m x 3.42m (12'3" x 11'3")

With radiator. Patio doors to garden.

**Large living/dining room**

7.55m x 2.93m (24'9" x 9'7")

With radiator. Windows to front and side. Living flame electric fire. Open plan to :

**Kitchen**

2.65m x 2.50m (8'8" x 8'2")

Fitted with a range of white units, integrated appliances to include oven and hob.

**Utility room**

2.69m x 2.00m (8'10" x 6'7")

Plumbed for washer. Side door to pathway leading to garden.

**Bathroom**

With white bath, shower over, wash basin and w.c.

**Bedroom one (front)**

3.18m x 4.40m (10'5" x 14'5") Into bay window

With radiator.

**Bedroom two (rear)**

3.75m x 3.35m (12'4" x 10'12")

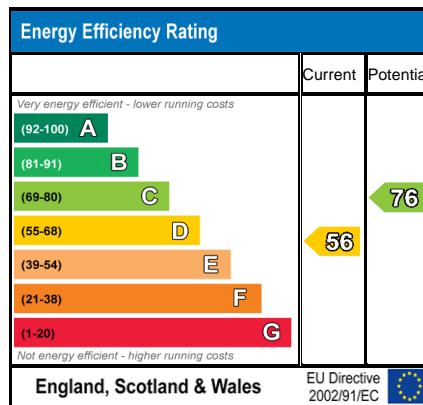
With radiator.

**Bedroom three**

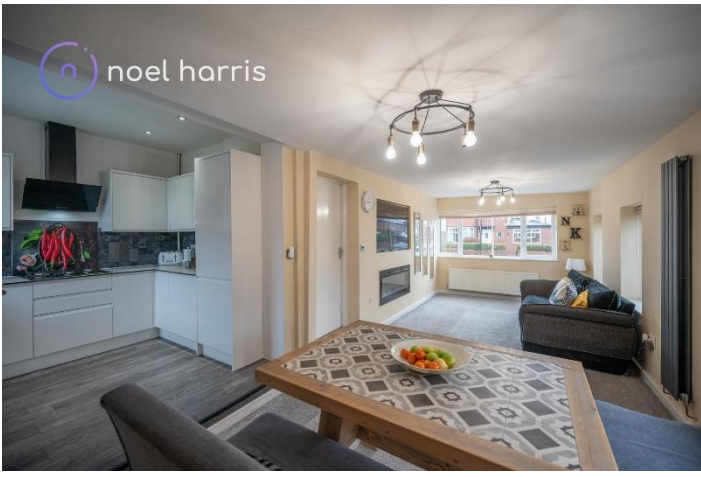
2.45m x 2.44m (8'0" x 8'0")

With radiator.

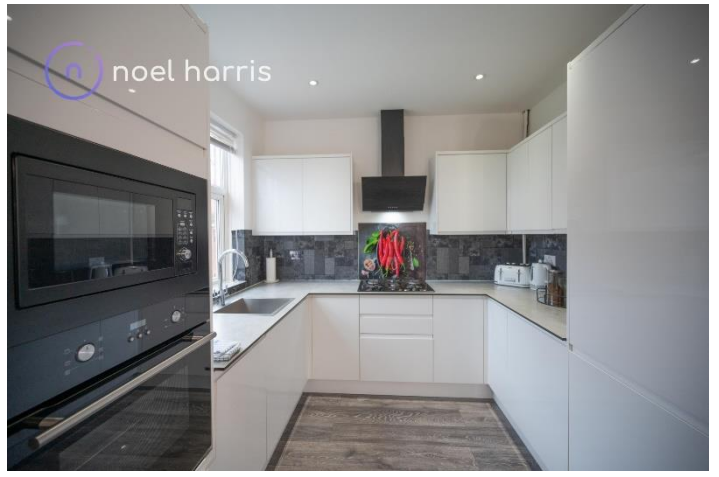
**First floor landing**







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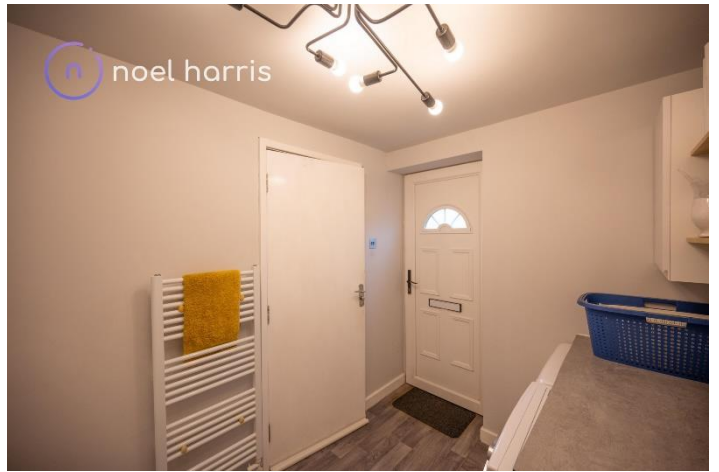
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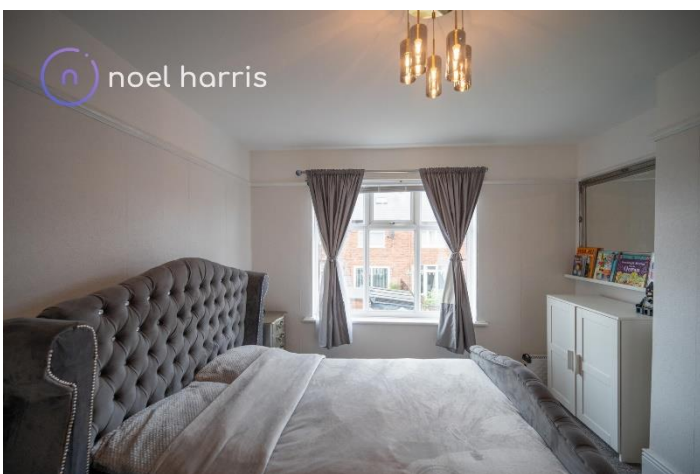
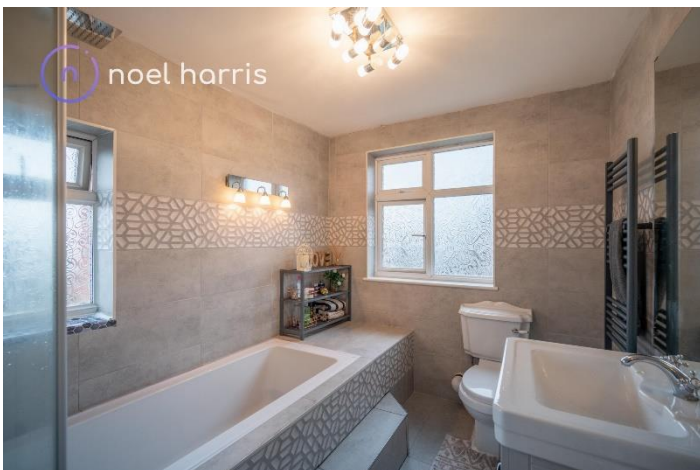
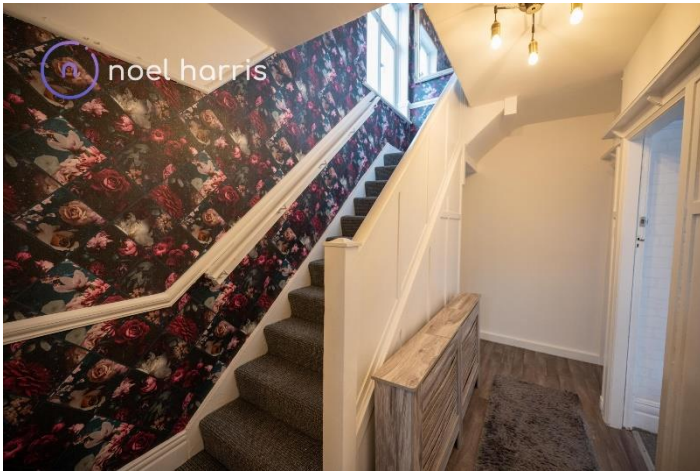


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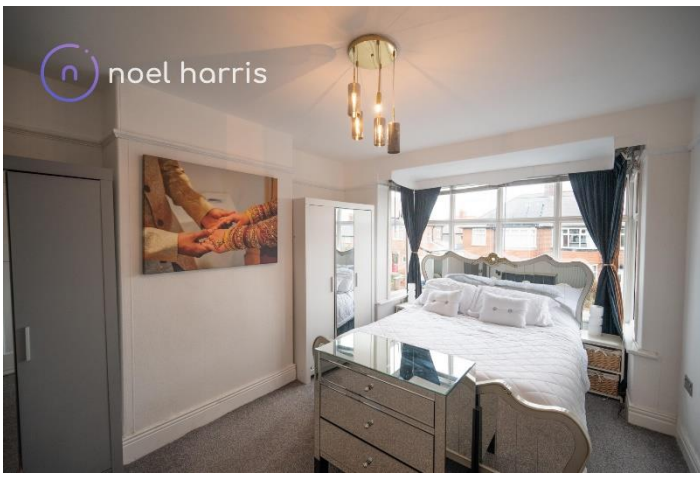


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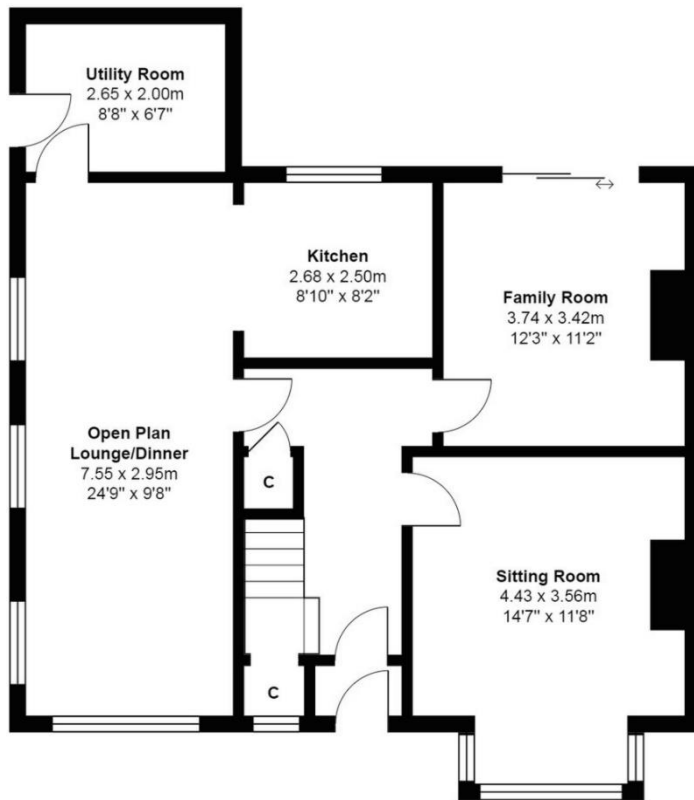


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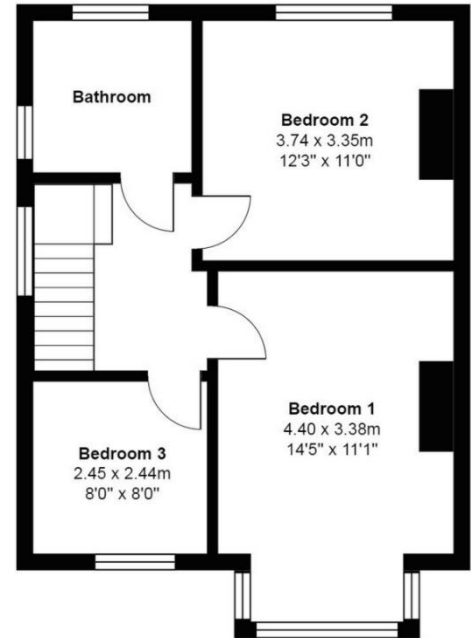


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# 41 Swaledale Gardens



**Ground Floor**



**First Floor**

Total Area: 113.3 m<sup>2</sup> ... 1220 ft<sup>2</sup>

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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