







3



2



1

- Semi Detached Home
- Three Bedrooms
- Garage & Driveway
- Front & Rear Gardens
- Popular Location
- Gas Central Heating
- Double Glazing
- Close to Amenities
- No Onward Chain
- **MUST BE VIEWED**







**\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/TuJWy4p5J7A> \*\***

Jan Forster Estates are pleased to present this well located semi detached house situated on Melville Grove in High Heaton, convenient for access to local amenities and next to the Freeman Hospital.

The property which benefits from no onward chain briefly comprises:- entrance hall, lounge with bay window, dining room, kitchen with fitted wall and floor units, and utility room giving access to the garage and rear garden. To the first floor, there are three good sized bedrooms; bedrooms one and two with built-in wardrobes, and there is a three piece family bathroom WC with a shower over the bath. Externally there is a garden and driveway to the front; providing off-street parking, which leads to the garage. To the rear, there is a substantial South-Easterly facing garden; perfect for entertaining during those long summer nights.

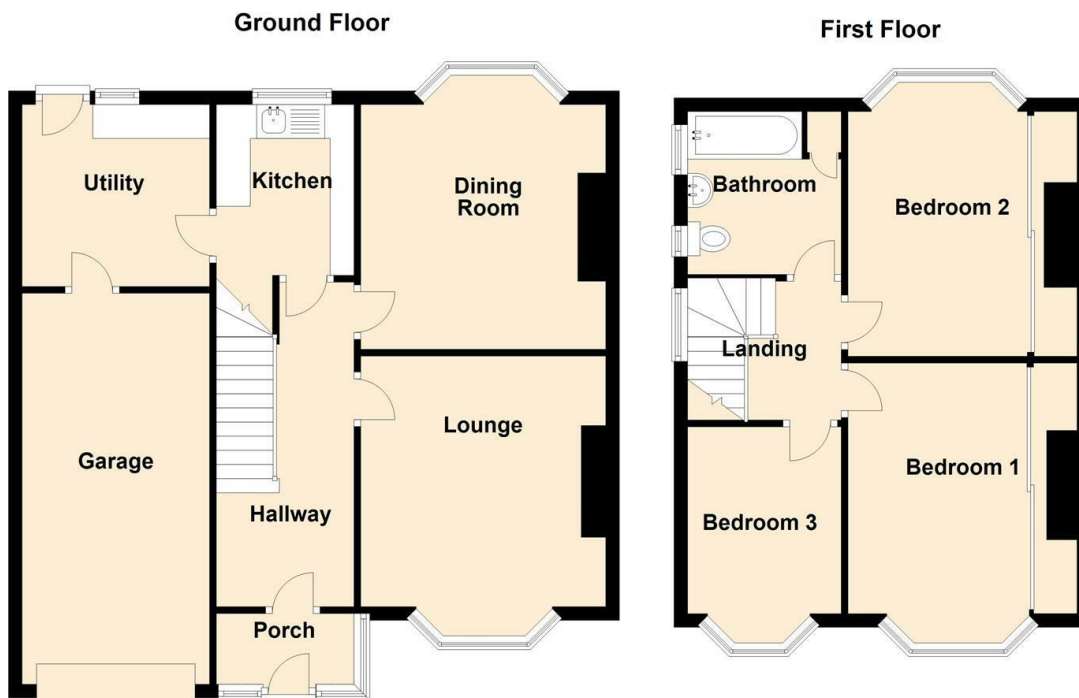


This is a unique opportunity in a sought after location and we anticipate an extremely high level of viewings on this spacious family home. To arrange a viewing or for more information please call our High Heaton sales team on 0191 270 1122.

#### **Tenure**

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

**Council Tax band \*C\*.**



Lounge 11'10" x 12'1" (3.62 x 3.69)

Dining Room 11'1" x 12'2" (3.38 x 3.72)

Kitchen 7'4" x 7'8" (2.25 x 2.35)

Utility Room 9'0" x 9'0" (2.75 x 2.75)

Bedroom One 10'9" x 12'3" (3.29 x 3.75)

Bedroom Two 10'9" x 12'3" (3.28 x 3.74)

Bedroom Three 7'7" x 9'0" (2.33 x 2.75)

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

## The difference between house and home

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