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SHERFIELD DRIVE, COCHRANE PARK, NEWCASTLE UPON TYNE, NE7

Offers Over £215,000

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Great Semi Detached Home, Priced to Reflect the Required Modernisations. With Two Great Reception Rooms, Kitchen plus Utility, Two Double Bedrooms, Family Bathroom, Off Street Parking & Integral Garage, Delightful Rear Garden, Situated in a Prime Residential Location & Offered with No Onward Chain!

This great, semi-detached home is ideally located on the desirable Sherfield Drive, Cochrane Park. Sherfield Drive, which is tucked just off from Martello Gardens, is placed just a stone's throw from the Coast Road, offering excellent links to the Coast, Newcastle City Centre and beyond.

Perfectly placed to offer direct access to the shops and amenities of Heaton, Gosforth and Jesmond, with their excellent array of shops, cafes, restaurants and transport links. This desirable home also benefits from being within close proximity to outstanding local schooling and is offered to the market with immediate possession available.

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The internal accommodation comprises: an entrance hallway providing access to the staircase leading to the first-floor landing, two reception rooms, and the kitchen. The reception room/lounge on the right-hand side of the property features a lovely walk-in bay window and a feature fireplace. The rear dining room also includes a feature fireplace and a door leading out to the rear garden. The kitchen is fitted with a range of wall and base units and enjoys a pleasant rear aspect overlooking the garden. It also provides access to a utility room plumbed for both a washer and dryer, which in turn leads to the rear garden and the integral garage.

The first-floor landing gives access to two double bedrooms and a family bathroom. The principal bedroom spans the full width of the property and features a walk-in bay window and an open-plan shower room/wet room installed by the previous owners. The second double bedroom is positioned to the rear with views over the garden, while the family bathroom comprises a three-piece suite.

Externally, to the rear of the property, the garden includes a paved seating area and a lawn bordered by mature hedging and fenced boundaries, offering a good degree of privacy. To the front, there is a driveway providing off-street parking and access to the garage.

Offered with no onward chain, this great home simply demands early inspection.



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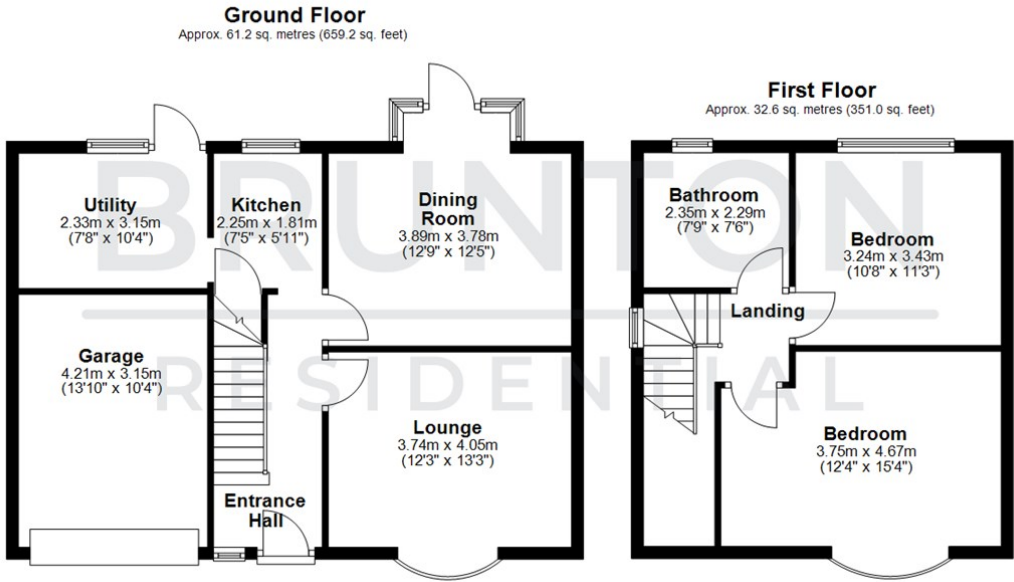
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TENURE : Freehold

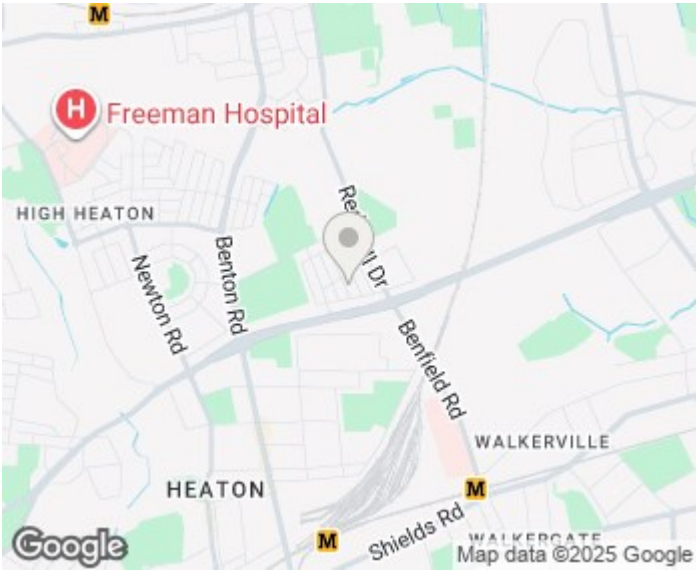
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING :



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		