



## Halleypike Close

Cochrane Park

- Modern detached house
- 4 bedrooms
- Generous lawned rear garden
- 2 reception rooms
- Fully fitted kitchen and utility
- Access to excellent schools

Guide Price **£ 325,000**

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ROOK  
MATTHEWS  
SAYER

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# Halleypike Close, Cochrane Park

A modern 4 bedroom detached house located within the much sought after Haydon Grange development. The property occupies a secluded position with generous plot and would suite a variety of potential purchasers. It is well positioned for access to excellent schools as well as frequent transport links. Briefly comprising entrance hallway with WC and staircase leading to the first floor. There are 2 reception rooms together with fully fitted kitchen and utility. To the first floor are 4 bedrooms, master en suite and a family bathroom. Externally to the rear is a generous lawned garden with driveway to the front leading to a single garage with electronically operated up and over door. Additional features include gas fired central heating and UPVC double glazing.

## ENTRANCE DOOR LEADS TO: ENTRANCE HALL

Double glazed entrance door, staircase to first floor with spindle banister, understairs cupboard.

## W.C.

Double glazed window, low level WC, pedestal wash hand basin, radiator.

## SITTING ROOM 13'10 x 13'3 (inot bay) (4.22 x 4.06m)

Double glazed window to bay window to front, feature fireplace, radiator.

## DINING ROOM 9'6 x 9'0 (2.90 x 2.74m)

Double glazed French door, coving to ceiling, radiator.

## KITCHEN 11'9 x 9'6 (3.58 x 2.90m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, built in electric oven, built in electric oven, built in electric hob, extractor hood, integrated dishwasher and fridge, tiled splash back, double glazed window.

## UTILITY 6'9 x 4'8 (2.06 x 1.42m)

Sink unit, space for automatic washer, tiled splash backs, wall mounted central heating boiler, extractor fan, double glazed door.

## FIRST FLOOR LANDING

Airing cupboard housing hot water cylinder.

## BEDROOM ONE 14'0 x 12'2 (4.27 x 3.71m)

Double glazed window to front and side, radiator.

## EN SUITE SHOWER ROOM

Three piece suite comprising: pedestal wash hand basin, step in shower cubicle low level WC, part tiled walls, shaver point, double glazed frosted window, extractor fan, radiator.

## BEDROOM TWO 9'8 x 9'10 (2.95 x 3.00m)

Double glazed window to rear, fitted wardrobes, radiator.

## BEDROOM THREE 9'5 x 8'5 (2.87 x 2.57m)

Double glazed window to rear, built in cupboard, radiator.

## BEDROOM FOUR 11'3 (to doorway) x 6'10 (3.43 x 2.08m)

Double glazed window to front, radiator.

## BATHROOM/W.C.

Three piece suite comprising: panelled bath, pedestal wash hand basin, low level WC, tiled walls, shaver point, radiator, extractor fan, double glazed frosted window to rear.

## FRONT GARDEN

Laid mainly to lawn, driveway.

## REAR GARDEN

Laid mainly to lawn, patio, fenced boundaries.

## GARAGE

Electrically operated up and over door, light and power points.

## PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas  
Broadband: Fibre  
Mobile Signal Coverage Blackspot: No  
Parking: Driveway

## MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

## TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

## COUNCIL TAX BAND: D

EPC RATING: C

GS00015171.DJ.PC.01.11.24.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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