



Butterburn Close High Heaton

- Superb detached house
- 4 bedrooms
- 20 ft sitting room
- Double garage
- Large conservatory
- Excellent schools within the area

Offers Over **£ 425,000**

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Butterburn Close, High Heaton

Viewing comes recommended on this superb 4 bedroom detached house with double garage located at the head of this residential cul-de-sac in the much sought after Haydon Grange development. The property is presented to the highest of standards and is ideally suited for a growing family. The property features to the ground floor reception hallway with WC and staircase leading to the first floor. There is a 20 ft sitting room with feature fireplace which provide access to a large conservatory overlooking the rear garden. There is a dining room to the front together with quality fitted kitchen and utility room. To the first floor are 4 bedrooms 3 of which benefit from fitted wardrobes. There is an en suite to the master and a family bathroom with shower. Externally to the rear is a generous enclosed patio garden with driveway to the front providing ample off street parking. This in turn leads to a detached double garage. The property also benefits from UPVC double glazing and gas fired central heating. There are excellent schools within the area as well as frequent transport links nearby.

ROOM MEASUREMENTS:

SITTING ROOM 18'11 x 11'4 (5.77 x 3.45m)

DINING KITCHEN 12'5 x 11'7 (3.78 x 3.53m)

DINING ROOM 10'9 x 9'5 (3.28 x 2.87m)

CONSERVATORY 12'6 x 9'7 (3.81 x 2.92m)

UTILITY ROOM 7'8 x 5'9 (2.34 x 1.75m)

W.C. 6'8 x 3'0 (2.03 x 0.91m)

BEDROOM ONE 10'10 x 9'11 (3.30 x 3.02m)

EN SUITE 8'11 x 4'1 (2.72 x 1.24m)

BEDROOM TWO 11'7 x 9'9 (3.53 x 2.97m)

BEDROOM THREE 9'0 x 8'2 (2.74 x 2.49m)

BEDROOM FOUR 10'10 x 6'10 (3.30 x 2.08m)

BATHROOM 9'3 x 6'6 (2.82 x 1.98m)

DETACHED GARAGE

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Garage

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: E

EPC RATING: C

GS00015495.DJ.PC.26.03.25.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 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.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East



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