



Bosworth Gardens, North Heaton
Offers in excess of £170,000

**JACK
HARRISON
ESTATES**

A STUNNING 3 BEDROOM FIRST FLOOR FLAT SITUATED WITHIN THIS HIGHLY DESIRABLE, RESIDENTIAL POCKET OF HEATON.

The property is located within close proximity of several local amenities and provides easy access to both the Coast and the City Centre.

The flat has been extensively renovated by the current owner and offers an exceptional standard of living accommodation throughout. Briefly comprising: Entrance hall, lounge, kitchen, 3 bedrooms (one of which is currently being used as a reception room) and a luxury shower room/WC.

Additional benefits include gas central heating and double glazing. Externally, there are gardens to the front and rear.

Entrance hall: Double glazed door, tiled floor and staircase to the first floor.

First floor landing: Carpet, double glazed window to the side and access to the roof space via loft ladder.

Lounge: 14'2 x 10'5: Double glazed window to the rear, coving to ceiling, picture rail, built in cupboard and carpet.

Kitchen: 12'3 x 8'0: Fitted with a range of wall and base units, belfast sink, space for washing machine, combi boiler, laminate floor, radiator and double glazed window to the side.

Bedroom 1(currently used as a reception room): 17'2 into bay x 1'3 into alcoves: Double glazed bay window to the front, plantation shutters, alcoves, coving to ceiling, picture rail, telephone point, television point, carpet and double radiator.

Bedroom 2: 10'7 x 9'1: Double glazed window to the front, plantation shutters, picture rail, radiator and carpet.

Bedroom 3: 10'5 x 8'2: Double glazed window to the rear, hardwood floor, picture rail and radiator.

Shower room/WC: 8'9 x 5'1: White 3 piece suite comprising a step in shower cubicle with rainfall shower, hand basin and low level WC. Part tiled walls, tiled floor, radiator, extractor fan and double glazed frosted window to the side.

Rear garden: Laid mainly to lawn with fenced boundaries.

