



Vancouver Drive, Cochrane Park  
**Offers in excess of £285,000**

**JACK  
HARRISON  
ESTATES**

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A STUNNING 3 BEDROOM SEMI DETACHED FAMILY HOME SITUATED ON THE HIGHLY DESIRABLE VANCOUVER DRIVE, COCHRANE PARK.

The property is conveniently situated for access to several local amenities including The Freeman Hospital, Sainsbury's Supermarket and Cragside Primary School as well as routes to both the City Centre and the Coast.

The impressive accommodation comprises: Entrance hall, ground floor WC, lounge, dining kitchen and utility room. To the first floor there are 3 bedrooms and a luxury shower room/WC.

Additional benefits include gas central heating via combination boiler and UPVC double glazing.

Externally, there is a double driveway to the front, a garden to the rear and an attached garage.

Entrance hall: Double glazed entrance door, staircase to first floor, understairs cupboard, LVT flooring and double radiator.

WC: Double glazed window to the front, WC and radiator.

Lounge: 16'0 into bay x 12'8 into alcoves: Double glazed bay window to the front, alcoves, LVT flooring, double radiator, telephone point and television point.

Dining kitchen: 10'5 x 20'5: Work surfaces, 1 1/2 bowl sink unit, built in electric oven and hob, integrated fridge, breakfast bar, part tiled walls, LVT flooring, 2 double radiators, double glazed window to the rear and double glazed French doors to the garden.

Utility: 7'3 x 10'3: Base units, work surfaces, cushion flooring, spotlights, double glazed window to the rear, double glazed door to the rear and a door to the garage.

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

Bedroom 1: 13'4 x 11'4: Double glazed window to the front, fitted bedroom furniture, ceiling rose, television point, double radiator and carpet.

Bedroom 2: 10'7 x 11'3: Double glazed window to the rear, fitted bedroom furniture, carpet and double radiator.

Bedroom 3: 7'8 x 8'7: Double glazed window to the front, ceiling rose, carpet and double radiator.

Shower room/WC: 7'4 x 8'5: White 3 piece suite comprising a step in shower cubicle with rainfall shower, WC and hand basin. Tiled walls, laminate floor, heated towel rail, spotlights and double glazed frosted window to the side.

Front garden: Double driveway

Rear garden: Beautiful landscaped garden consisting of an artificial turfed lawn, pave patio and fenced boundaries.

