





This two bedroom detached bungalow is ideally positioned on Benton Park Road, close to outstanding local schooling Benton Park Road is perfectly placed to close to the shops and amenities of Benton Road, as well as excellent transport links into the city and beyond with Longbenton and Four Lane Ends Metro Station's just a short walk away.

The accommodation briefly comprises: entrance hall with storage cupboard; sitting room with walk in bay and feature fireplace, open to dining room with French door access to the side; kitchen with a range of fitted units, work surfaces and dual windows; conservatory with French doors leading out to the rear garden; shower room complete with three piece suite including walk in shower, separate storage cupboard and spot lighting; two bedrooms, bedroom one with walk in bay and bedroom two with fitted wardrobe storage cupboard.

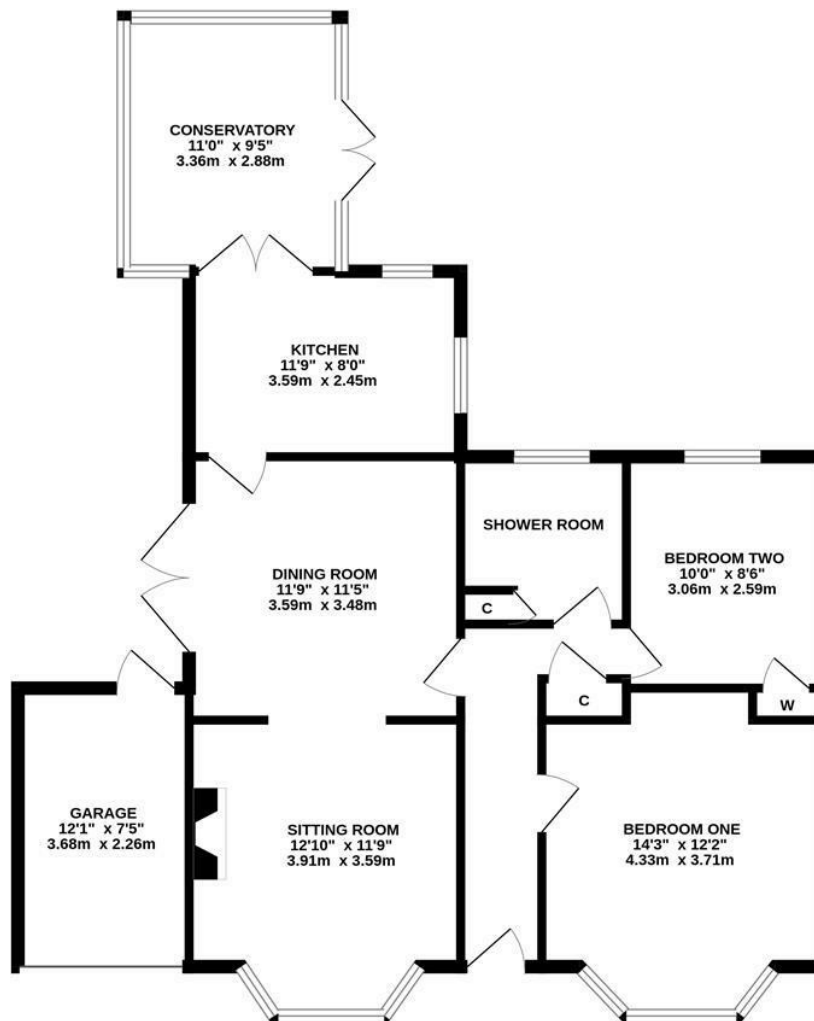
Externally to the front, a pretty lawned garden with a mixture of mature planting, a paved driveway providing off street parking, leading to the garage with both front and rear access. To the rear, a delightful enclosed garden laid mainly to lawn with planted borders, a paved pathway, seating area and gravel together with fenced boundaries. With a boarded loft providing a generous storage space, early viewings are essential to avoid disappointment!

Detached Bungalow | Two Bedrooms | 918 Sq ft (85.2m<sup>2</sup>) | Sitting Room to Dining Room | Kitchen | Shower Room | Conservatory | Front Driveway & Garage | Front & Rear Gardens | GCH | Freehold | Council Tax Band D | EPC: D

**Offers Over £285,000**

**IMPORTANT NOTE:** These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

GROUND FLOOR  
918 sq.ft. (85.2 sq.m.) approx.



TOTAL FLOOR AREA : 918 sq.ft. (85.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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