





With a south facing rear garden! This three bedroom semi is ideally located on Benton Close, Benton. Positioned close to outstanding local schooling Benton Close is perfectly placed close to the shops and amenities of Benton Park Road, as well as excellent transport links into the city and beyond with Four Lane Ends Metro Station just a short walk away.

The accommodation briefly comprises: entrance porch through to entrance hall with stairs to first floor; sitting room with feature fireplace; 20ft kitchen diner with spot lighting, tiled flooring and French doors leading out to the rear garden, kitchen area with a range of fitted units and work surfaces; utility room with front door access; ground floor shower room; office with storage cupboard and French doors leading out to the rear garden. The first floor landing gives access to; three bedrooms, bedrooms one and two both doubles, bedroom one with shower room and bedroom three with fitted storage; family bathroom with three piece suite and spot lighting.

Externally, a driveway to the front providing off-street parking and to the rear, a delightful, enclosed south facing rear garden laid to both lawn and raised paving providing a patio seating area together with some planting and fenced boundaries.

Three Bedroom Semi-Detached | 984 Sq ft (91.5m<sup>2</sup>) | Sitting Room | 20ft Kitchen Diner | Utility Room | Shower Room | Office | 1st Floor Shower to Bedroom One | Bathroom | Front Driveway | Enclosed South Facing Rear Garden | GCH & DG | Freehold | Council Tax Band A | EPC: D

**Offers Over £185,000**

**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.

