

# BRUNTON

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## RESIDENTIAL



**EAST AVENUE, BENTON, NE12**

**Offers Over £290,000**

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**SOUGHT AFTER AREA - SUMMERHOUSE IN GARDEN - CLOSE TO TRANSPORT LINKS**  
Brunton Residential are delighted to bring to the market this fantastic three bedroom, semi-detached house. Perfectly situated on East Avenue in Benton, the property is close to local schools, amenities and good transport links.

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Accommodation briefly comprises; A bright entrance hallway accessed by the porch, and staircase leading to the first floor, there is a large lounge/dining area with fireplace, wooden floors and windows to the front and back of the room. The dining area provides a perfect formal dining space. The hallway also leads to a kitchen which offers a range of wall and floor units with coordinated work surfaces and access to the utility area within the garage. The garage has a new electric roller shutter. The handy utility provides room for a washer and dryer, and has access to the garden. The first-floor landing provides access to; an airy family bathroom featuring a corner bath, two spacious double bedrooms and a smaller third bedroom with built in storage, which would be perfect for a home office or nursery. There is also access to the loft which is fully boarded and lit and provides a huge space for storage.

Externally to the front is a paved driveway and planted area. The rear provides a spacious area offering a mix of lawned gardens and patio area leading to the wonderful summerhouse at the bottom of the garden. The summerhouse is fully wired with lights, heating and outdoor sockets.

The property is situated in the beautiful Benton conservation area with the Rising Sun country park on the doorstep. Conveniently located just a stone's throw from Benton Metro Station with direct links to the airport, Newcastle, Sunderland and the Coast. It is also close to Benton Dene schools, with Benton Dene rated Good, and Benton Dene Primary rated Outstanding in all areas.



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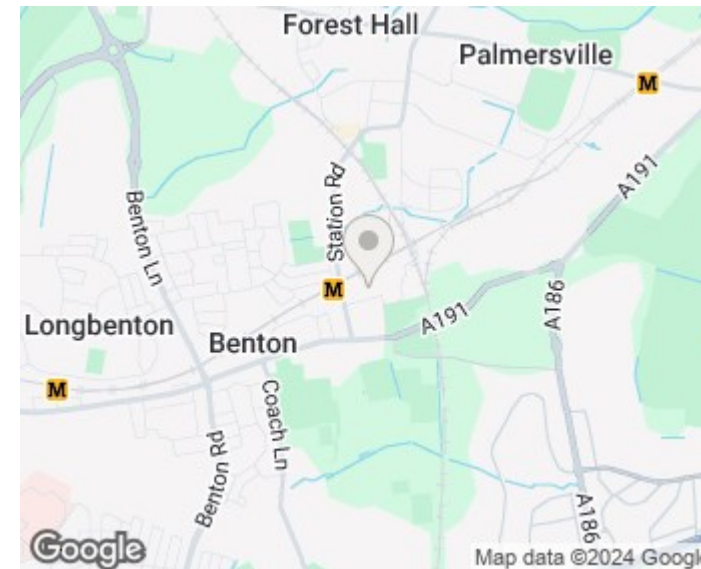
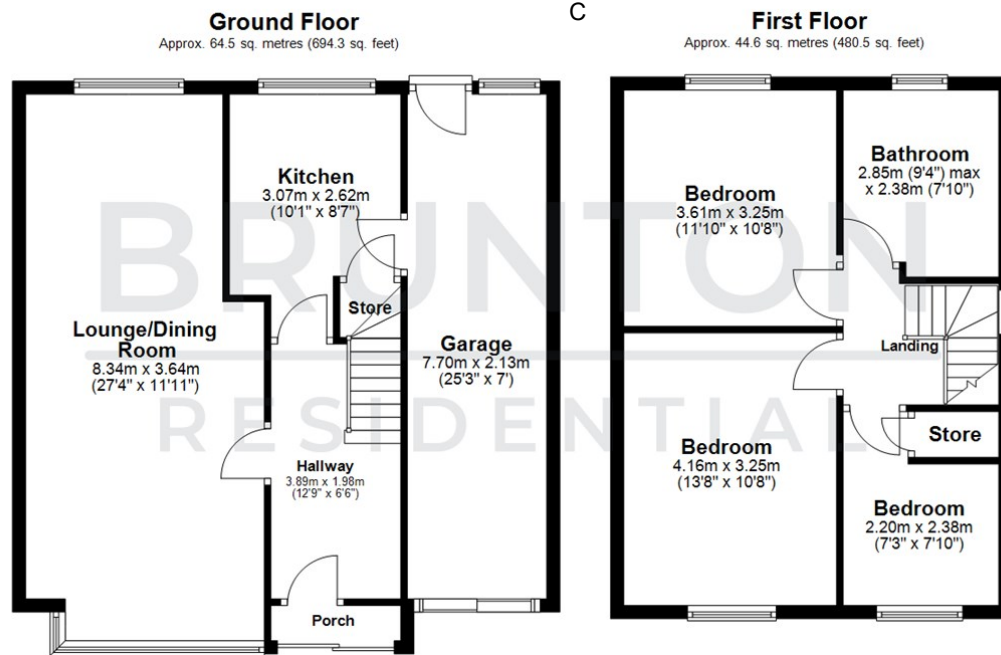
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : C

EPC RATING : D

SERVICES :



Total area: approx. 109.1 sq. metres (1174.8 sq. feet)

All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.

