



Benton Close, Benton
Offers in excess of £200,000

**JACK
HARRISON
ESTATES**

A WELL APPOINTED 3 BEDROOM SEMI DETACHED FAMILY HOME SITUATED WITHIN CLOSE PROXIMITY OF AMENITIES INCLUDING SCHOOLS, SHOPS AND TRANSPORT LINKS.

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

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

Entrance porch: Double glazed entrance door, double glazed windows to the front and sides, tiled floor.

Entrance hall: Entrance door, staircase to first floor, radiator and laminate floor.

WC: Low level WC, wash hand basin and tiled floor.

Lounge/dining room: 22'0 x 14'0 into alcoves: Double glazed window to the front, telephone point, television point, coving to ceiling, laminate floor and 2 electric heaters.

Kitchen: 9'9 x 9'8: Fitted with a range of wall and base units, work surfaces, single bowl sink unit, space for dishwasher, serving hatch, part tiled walls and double glazed window to the rear.

Utility/workshop: 16'3 x 5'7: Work surfaces, space for washing machine, built in cupboard, part tiled walls and double glazed door to the front.

First floor landing: Double glazed window to the side, laminate floor and access to the roof space.

Bedroom 1: 10'3 x 13'4: Double glazed window to the rear, radiator and laminate floor.

Bedroom 2: 10'7 x 11'1: Double glazed window to the front, alcoves, radiator and laminate floor.

Bedroom 3: 7'6 x 9'6: Double glazed window to the front, radiator and laminate floor.

Shower room/WC: White 3 piece suite comprising a step in shower cubicle, hand basin and WC. Tiled walls and heated towel rail.

Front garden: Driveway and lawned garden.

Rear garden: Laid mainly to lawn with a paved patio, 2 garden shed, greenhouse and fenced boundaries.

