



Benton Road, High Heaton  
**Offers in excess of £150,000**

**JACK  
HARRISON  
ESTATES**

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AVAILABLE WITH NO ONWARD CHAIN THIS IMPRESSIVE 2 BEDROOM GROUND FLOOR FLAT SITUATED WITHIN CLOSE PROXIMITY OF AMENITIES INCLUDING SAINSBURY'S SUPERMARKET, THE FREEMAN HOSPITAL AND JESMOND DENE.

The accommodation comprises: Entrance hall, lounge, kitchen, 2 double bedrooms and a luxury shower room/WC.

Additional benefits include gas central heating and double glazing. Externally, there is a driveway to the front and a private garden to the rear.

Entrance hall: Double glazed entrance door, built in cupboard, carpet and radiator.

Lounge: 14'3 into bay x 11'1: Double glazed bay window to the front, coving to ceiling, telephone point, television point, carpet and radiator.

Kitchen: 8'7 into alcoves x 10'7: Fitted with a range of wall and base units, work surfaces, single bowl sink unit, extractor hood, space for washing machine, alcoves, spotlights, part tiled walls, combi boiler, radiator, double glazed window to the side and double glazed door to the rear.

Bedroom 1: 12'4 x 10'8: Double glazed window to the front, carpet and radiator.

Bedroom 2: 11'8 x 10'3: Double glazed window to the rear, picture rail, carpet and radiator.

Shower room/WC: 8'3 x 5'6: White 3 piece suite comprising a step in shower cubicle, hand basin and WC. Tiled walls, tiled floor, heated towel rail, spotlights and double glazed frosted window to the rear.

Rear garden: Decked and paved patios and fenced boundaries.

