



## Furrow Drive East Benton Rise

- Semi Detached
- Immaculate Condition
- Three Bedrooms
- West Facing Balcony
- FREEHOLD

**£ 230,000 Offers Over**



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# Furrow Drive

## East Benton Rise

### PROPERTY DESCRIPTION

This immaculate semi-detached property is now available for sale on Furrow Drive, East Benton Rise. With its pristine condition and array of amenities, this home is perfectly suited for families. Located with convenient access to public transport links, nearby schools, and green spaces, this property promotes a lifestyle of comfort and convenience.

The interior of the home is equally impressive. It boasts a spacious reception room which features a unique custom fireplace, making it an ideal spot for relaxation and family gatherings. The second reception room offers flexibility in its use, providing enough space to be transformed into a playroom or gym, as per your needs.

The property offers a modern kitchen equipped with state-of-the-art appliances. It also features a dining space, perfect for family meals and entertaining guests. The kitchen offers direct access to the garden, seamlessly blending indoor and outdoor spaces for an enhanced living experience.

The home accommodates three double bedrooms. The master bedroom is a spacious, well-lit room with an en-suite for added luxury and convenience as well as a sit out West facing balcony. The other two double bedrooms are spacious as well, ensuring ample room for everyone in the family. Two bathrooms serve the property, ensuring minimal wait times during the morning rush. Other unique features include parking facilities and a garden, further enhancing the appeal of this home.

With its multitude of features and ideal location, this property presents an excellent opportunity for families seeking a perfect blend of comfort, convenience, and luxury. Don't miss this chance to own this beautiful home.

Living Room: 16'08" x 10'05" - 5.08m x 3.18m

Kitchen: 7'08" x 18'09" - 2.33m x 5.72m

Playroom: 9'08" x 7'07" - 2.95m x 2.31m

W.C.

Bedroom One: 9'06" x 14'03" (max) - 2.90m x 4.34m

Ensuite: 6'10" x 4'03" - 2.08m x 1.29m

Bedroom Two: 11'04" x 8'08" - 3.45m x 2.64m

Bedroom Three: 7'11" x 9'11" - 2.41m x 3.02m

Bathroom: 5'07" x 8'08" - 1.70m x 2.64m

### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DOUBLE DRIVEWAY

### MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

### TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: C

FH00008706.SD.SD.6/6/24.V.1



**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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