

Offers in the region of £320,000 Manor Park, Benton, NE7



- Semi detached town house
- Gas combi heating
- Lovely rear garden
- Four bedrooms
- Double glazing
- Good decor throughout
- Three storeys
- Carport
- Ensuite to main bedroom

*** See the location and interior with our video tour that includes aerial views ***

With a spacious family kitchen on the ground floor opening out onto an easily maintained patio garden, this four bedroomed semi detached town house offers the perfect space for all year round. The house offers well kept accommodation throughout with upgraded bathroom fittings and a superbly presented low maintenance garden to the rear. The light and airy first floor living room has windows to the front and rear and adds to the feeling of peace and relaxation. Benefits include gas combi central heating with a modern Baxi boiler, double glazing and a kitchen with integrated washing machine, hob and oven. Other attractions include a luxury tow ensuite to the

main bedroom, a ground floor cloaks/w.c. and good decor throughout. Viewing is highly recommended. Council tax band B. Freehold. Energy rating C.

Manor Park, Benton, NE7

Main front door to

Hallway

With radiator. Real wood flooring.

Ground floor w.c./cloaks

With radiator. Modern white suite with wash basin and w.c. Cupboard.

Dining kitchen with living area

Two radiators. An excellent sized space with a range of fitted units to include washing machine, hob, oven and extractor hood. Patio doors to garden. Access door to carport.

First floor landing

Radiator. Cupboard.

Bedroom one

With radiator. Fitted wardrobes. Door to :

Bathroom

With radiator. Bath with shower over, wash basin and w.c. Fitted cupboard with mirror and light.

Bedroom two/reading snug

Radiator. Cupboard.

Living room

With radiator. Electric multi function fire.

Second floor landing

Radiator.

Main bedroom

Radiator. Fitted wardrobes. Door to :

Ensuite

With towel radiator, walk in shower, w.c. and wash basin.

Bedroom three


With radiator. Fitted wardrobes.

Bedroom four/study

With radiator.

Outside

Town garden to front, integrated carport. Beautifully presented enclosed garden to rear with astro turf lawn and decking patio.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





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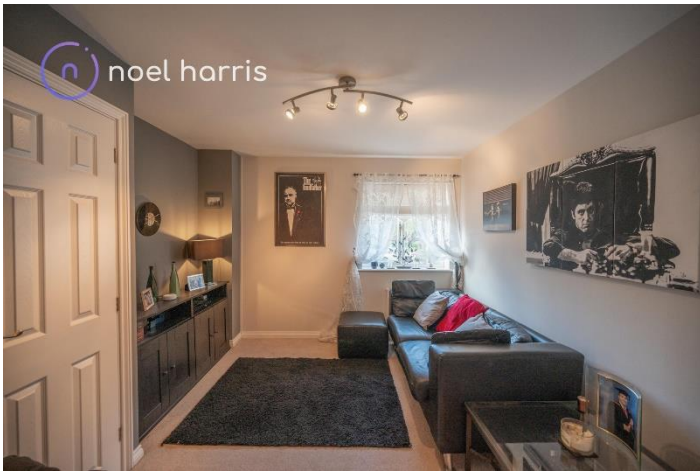
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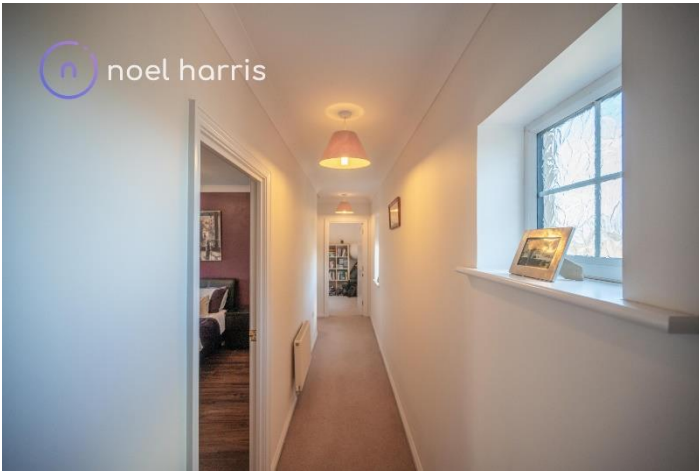
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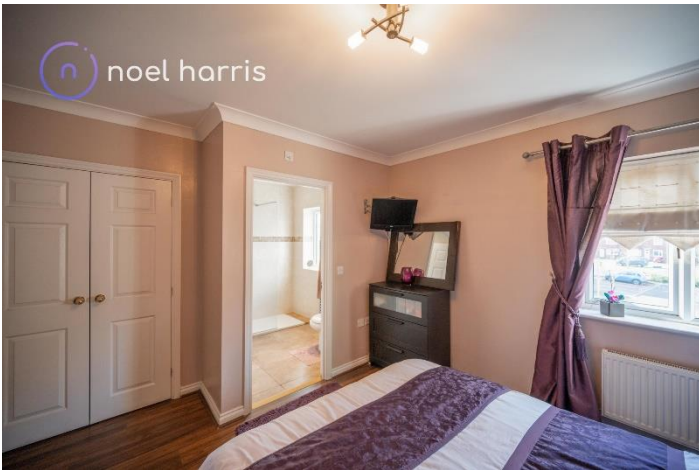
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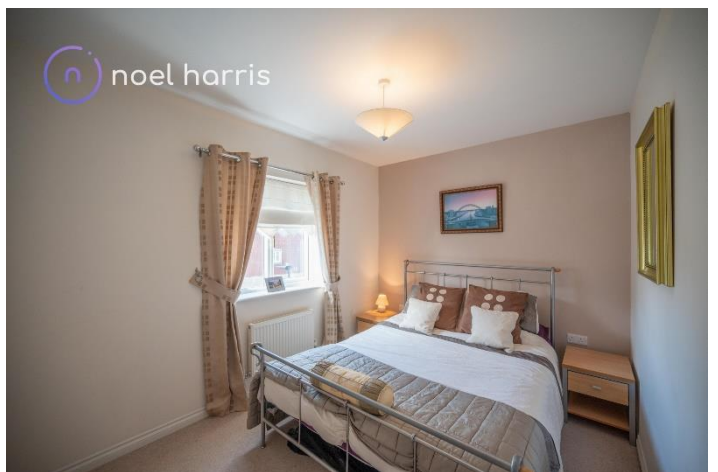
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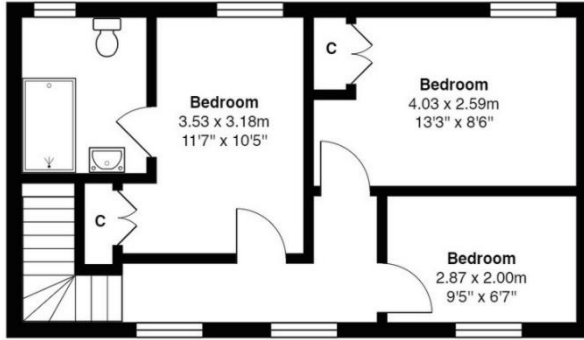


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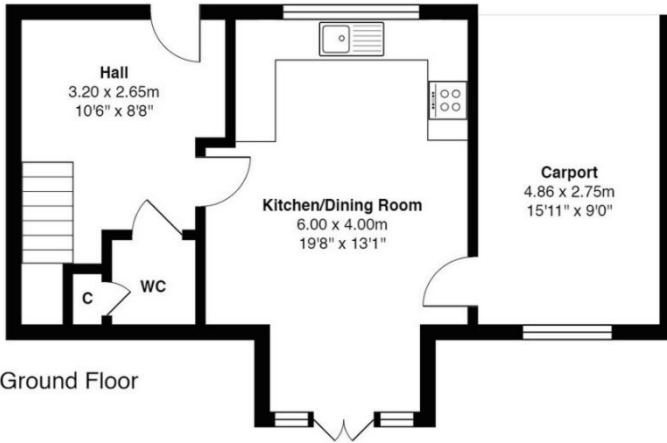




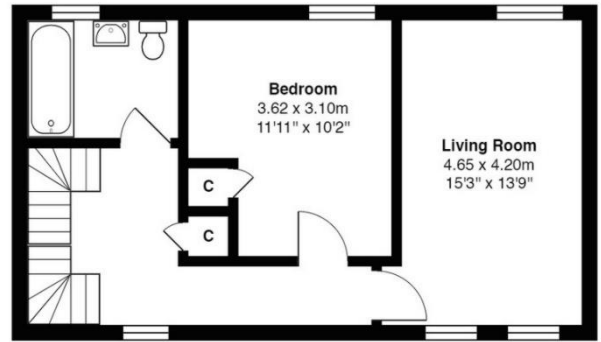
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Second Floor



Ground Floor



First Floor

Total Area: 126.7 m² ... 1364 ft²

All measurements are approximate and for display purposes only

Directions

Location

Manor Park is located within the very popular NE7 postcode and offers easy access to local bridle paths which offer easy access to the Freeman Hospital, DWP and HMRC offices. The Freeman Park with Jesmond Dene beyond is also within easy reach. At the nearby Four Lane Ends, there are a good range of shops, doctors' surgeries and two dentists. The area is also very well served by a choice of schools. The house is also very conveniently located for those who commute to the major centres of Tyneside and offers easy access to the Coast Road and Tyne Tunnel. A regular local bus service and Metro at Four Lane Ends make public transport a convenient option.



VIEWING BY APPOINTMENT WITH AGENTS NOEL HARRIS HOME SALES

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