





4 2 1

- Semi Detached House
- Off-Street Parking
- Ample Storage
- Good Transport Links
- Video Tour Available
- Four Bedrooms
- Integral Garage
- Easterly-Facing Rear Garden
- Close to Local Amenities
- MUST BE VIEWED





** Video Tour on our YouTube Channel |
<https://youtu.be/WFitQpRT9ow> **

Jan Forster Estates are delighted to present this beautiful four bedroom semi-detached home situated within the highly sought after Hastings Avenue in Benton. This property simply must be viewed to appreciate the size of this substantial family residence.

The home is situated in a prime location close to excellent bus services and is within walking distance to Benton Metro station. Fantastic local amenities such as shops, services, restaurants, parks, and schools are also easily accessible.

The property briefly comprises to the ground floor:- entrance hallway, light and airy lounge with bay window, dining room with French doors leading to the rear garden, and an extended substantial breakfasting kitchen with fitted wall and floor units. The first floor boasts four good-sized bedrooms; two of which with built-in wardrobes, and a three piece family bathroom WC with a shower over the bath. The property also boasts gas central heating, double glazing, and ample storage.

Externally there is off-street parking to the front multiple vehicles leading to an integral garage and a beautiful lawned Easterly-facing garden to the rear with a patio area; perfect for those alfresco evenings.

We anticipate an extremely high level of viewings on this spacious family home. To arrange yours or for more information please call our sales office on 0191 270 1122.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *C*





- Lounge 14'11" x 11'5" (4.55 x 3.48)
- Dining Room 13'4" x 11'4" (4.07 x 3.47)
- Kitchen 19'0" x 9'3" (5.80 x 2.84)
- Bedroom One 16'2" x 9'3" (4.95 x 2.82)
- Bedroom Two 12'4" x 9'3" (3.76 x 2.82)
- Bedroom Three 15'10" x 7'7" (4.85 x 2.33)
- Bedroom Four 7'3" x 6'4" (2.21 x 1.95)
- Covid-19 Viewing Guidelines

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

The difference between house and home

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