





- **Detached Bungalow**
- **Ample Parking**
- **Large Corner Plot**
- **Close To Local Amenities**
- **Sought After Location**
- **Three Bedrooms**
- **Two Garages**
- **Ample Storage**
- **Good Transport Links**
- **MUST BE VIEWED**





Jan Forster Estates are delighted to present this three bedroom detached bungalow on the ever desirable Trentham Avenue, Benton. The property will appeal to a variety of buyers and really must be seen to appreciate the accommodation on offer.

The property is close to many local amenities including schools, shops, supermarkets, the Freeman hospital, DWP, and parks, with further amenities offered in Newcastle city centre via regular public transport links.

The accommodation briefly comprises:- entrance vestibule, lounge with feature fireplace and bay window, kitchen with fitted wall and floor units opening up to the bright and airy dining room, three good sized bedrooms; the main with store cupboard, three piece family bathroom with shower over the bath and bidet, and a separate WC. The property further benefits from ample storage, gas central heating and double glazing.

Externally, to the front there is a driveway providing off street parking leading to a single garage, and there is a well stocked wrap around garden. To the rear, there is a gated patio garden providing further off street parking and a large detached 11 x 36 ft garage; which could be an ideal workshop or mechanic space.

This lovely property really must be seen to be appreciated. For more information and to book a viewing, contact our sales team 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 \*D\*





Lounge 13'1" x 16'9" (3.99 x 5.12)


Kitchen 8'8" x 14'0" (2.65 x 4.28)

Dining Room 15'3" x 7'8" (4.65 x 2.34)

Bedroom One 11'9" x 16'1" (3.59 x 4.92)

Bedroom Two 12'0" x 11'1" (3.66 x 3.38)

Bedroom Three 8'5" x 7'6" (2.57 x 2.31)

| Energy Efficiency Rating                           |   |           |
|--|---|-----------|
|  | Current   | Potential |
| <i>Very energy efficient - lower running costs</i> |   |           |
| (92 plus) <b>A</b>                                 |   |           |
| (81-91) <b>B</b>                                   |   | <b>82</b> |
| (69-80) <b>C</b>                                   | <b>67</b>   |           |
| (55-68) <b>D</b>                                   |   |           |
| (39-54) <b>E</b>                                   |   |           |
| (21-38) <b>F</b>                                   |   |           |
| (1-20) <b>G</b>                                    |   |           |
| <i>Not energy efficient - higher running costs</i> |   |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC  |           |

## The difference between house and home

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