





- Semi Detached House
- Gardens to Front, Side & Rear
- Ample Storage
- Close To Local Amenities
- Video Tour Available
- Three Bedrooms
- No Onward Chain
- Extensive Corner Plot
- Good Transport Links
- MUST BE VIEWED





** Video Tour on our YouTube Channel |
https://youtu.be/GDI_6ldvb2A **

Jan Forster Estates are delighted to present this beautiful three bedroom semi-detached house which is located on an extensive corner plot within the ever desirable cul-de-sac Thropton Avenue, Benton. The property is an ideal family home and will appeal to a variety of buyers.

The property is located 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 to the ground floor:- entrance hall, open plan lounge/diner with patio doors leading to the rear garden, and kitchen with fitted wall and floor units. To the first floor, there are three good sized bedrooms, and a three piece family bathroom WC. The property further benefits from ample storage, gas central heating and double glazing.

Externally, to the front there is a small, well kept, gated garden and a beautiful wrap around lawned garden to the side and rear with outbuilding; a perfect space for entertaining during those long summer nights.

This lovely property really must be seen to be appreciated. This is a Wimpey no-fines construction property. 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 *B*



Lounge 13'11" x 10'8" (4.26 x 3.27)

Dining Room 10'0" x 10'7" (3.06 x 3.24)

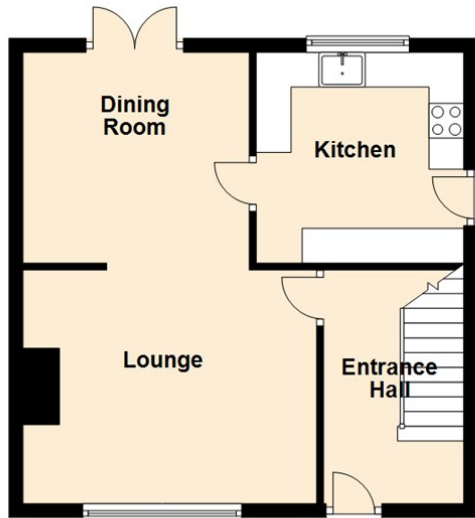
Kitchen 10'0" x 10'0" (3.06 x 3.05)

Bedroom One 13'8" x 10'7" (4.18 x 3.24)

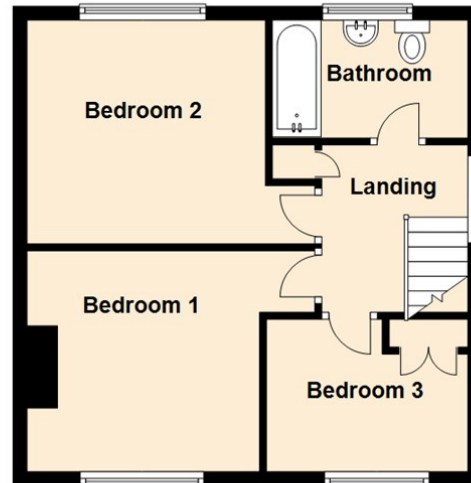
Bedroom Two 13'8" x 10'4" (4.18 x 3.16)

Bedroom Three 7'6" x 9'3" (2.29 x 2.83)

Ground Floor




First Floor



The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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