







- First Floor Apartment
- Two Bedrooms
- Blacony
- Communal Off Street Parking
- Popular Location
- No Onward Chain
- Close To Local Amenities
- Good Transport Links
- Video Tour Available
- **MUST BE VIEWED**







\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/1Ki16YKfzOs> \*\*

Jan Forster Estates are delighted to offer for sale this ideally located first floor flat with no onward chain on Hoylake Avenue, Benton.

The property is within close proximity to local amenities, including the shopping boulevard, along with good bus and Metro links. This home will appeal to a variety of buyers, from buy-to-let investors and first-time buyers, to downsizers alike.

The flat briefly comprises:- communal entrance hallway, entrance hall with access to a balcony, spacious lounge with feature fireplace, kitchen with fitted wall and floor units, two double bedrooms, and a three-piece bathroom. Externally, there are communal gardens to the front and there is communal off-street parking to the side.

We anticipate an extremely high level of viewings. To book yours or for more information please call our team on 0191 270 1122.

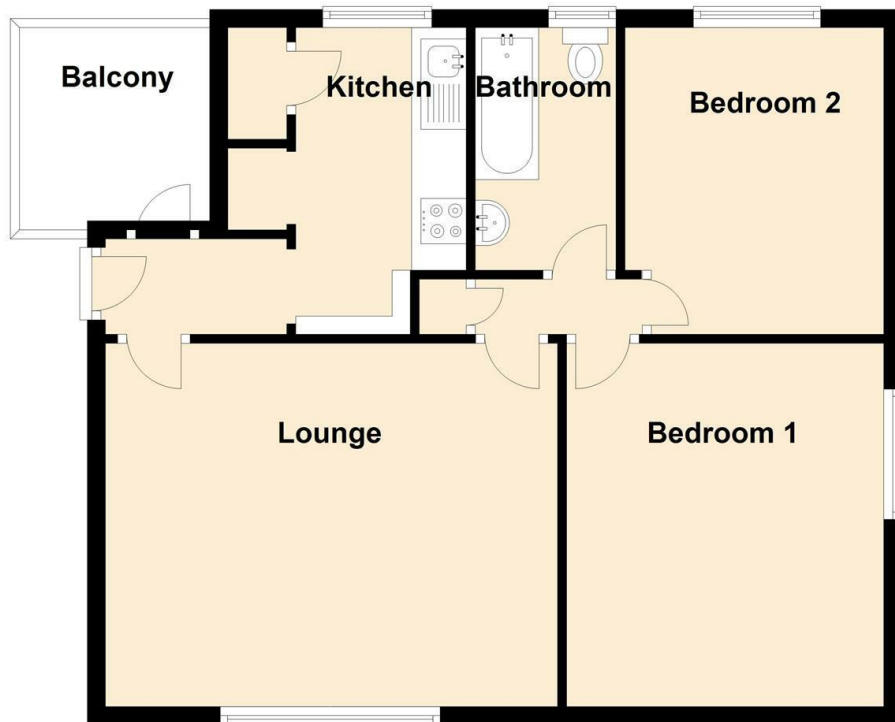
#### Tenure

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

Council Tax band \*A\*



### First Floor

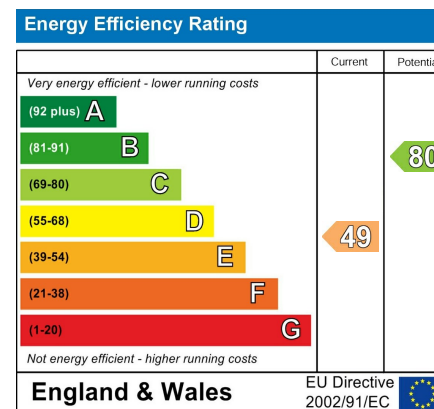


Lounge 11'5" x 11'7" (3.49 x 3.54)

Kitchen 10'9" x 5'11" ( 3.28 x 1.81)

Bedroom One 11'6" x 11'5" (3.52 x 3.49)

Bedroom Two 11'7" x 9'9" (3.55 x 2.98)



### The difference between house and home

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