







- Semi Detached House
- Off Street Parking
- Utility Room
- Ample Storage
- Video Tour Available
- Three Bedrooms
- Westerly Facing Garden
- Ground Floor WC
- Sought After Location
- MUST BE VIEWED







**\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/uK0iK08qW5w> \*\***

Jan Forster Estates are delighted to present this beautiful three bedroom family home which is located on the quiet cul-de-sac of Briarsyde in Benton and will appeal to a variety of buyers. The property is close to a range of local amenities and facilities including local shops, schools, and bus & Metro links.

Internally the property briefly comprises:- entrance hallway, lounge with feature fireplace and box bay window, dining room with bay window looking out to the rear garden, good sized kitchen with fitted wall and floor units along with French doors leading to the garden, and a handy utility room with ground floor WC. To the first floor, there are three bedrooms; the main with built-in wardrobes, and there is also a stylish four piece family bathroom WC. The property also benefits from gas central heating, UPVC double glazing, and ample storage.



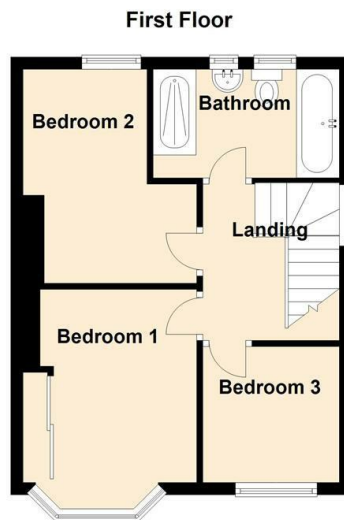
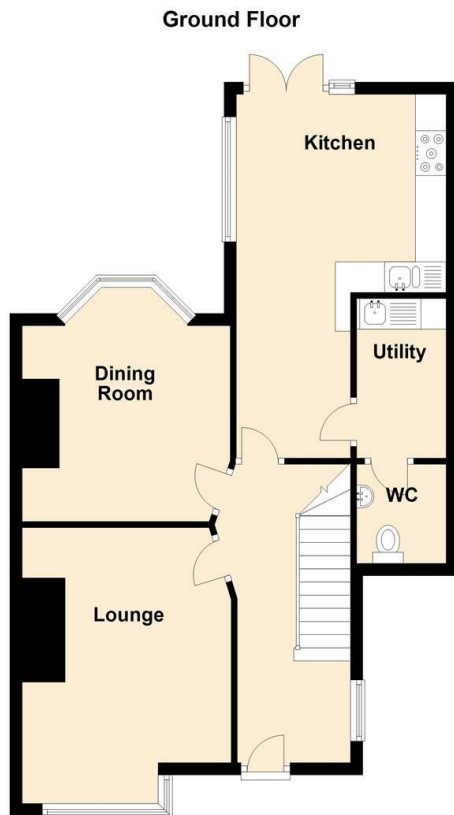
Externally, there is a paved driveway to the front providing off-street parking for multiple vehicles and to the rear, a good-sized Westerly-facing rear garden with a lawn and patio area. A perfect space for entertaining during those long summer nights.

We anticipate an extremely high level of viewings on this stunning home which really must be seen to appreciate the accommodation on offer. For more information or to book a viewing, please call 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 11'3" x 14'9" (3.43 x 4.50)

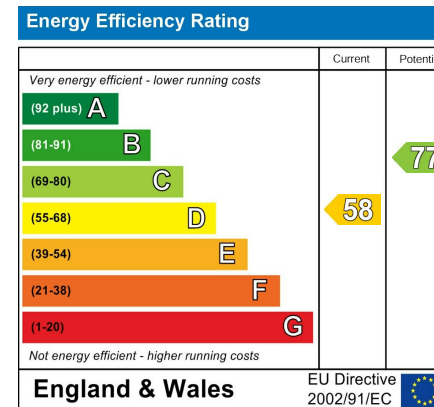
Dining Room 11'1" x 13'8" (3.40 x 4.18)

Kitchen 11'2" x 19'2" (3.42 x 5.86)

Bedroom One 14'6" x 8'7" (4.44 x 2.64)

Bedroom Two 10'11" x 8'7" (3.33 x 2.62)

Bedroom Three 8'3" x 7'5" (2.54 x 2.27)



## The difference between house and home

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