





- Semi Detached Townhouse • Six Bedrooms
- Single Garage • Off Street Parking
- Beautifully Presented • Separate Living Space
- Ample Storage • Sought After Location
- Video Tour Available • MUST BE VIEWED





** Video Tour on our YouTube Channel | <https://youtu.be/fHLCO-2zQW0> **

Jan Forster Estates are delighted to welcome to the market this beautiful family home, situated on the ever desirable St Bartholomews Court, in the sought after area of Benton. The semi detached townhouse is close to a range of local amenities and facilities including local shops, schools, restaurants along with bus & Metro links.

The property is immaculate throughout and briefly comprises to the ground floor:- Entrance vestibule, utility room leading to the single garage, lounge with patio doors to the rear garden, ground floor WC, and a fantastic, contemporary open plan integrated kitchen/dining room with fitted wall and floor units. To the first floor, off the sizeable landing, there is the three piece family bathroom WC, access to the living area/bedroom 6 above the garage, with kitchen facilities and three piece shower room WC. This provides the perfect space to create your own living room/bedroom. There are also three good sized bedrooms; one with an en-suite facility. To the top floor, there are a further two double bedrooms; the main boasting an en-suite and a Southerly facing balcony, a perfect area for relaxing with that morning coffee! The property further benefits from gas central heating, double glazing and ample storage throughout.

Externally, there is a small lawned garden to the front with spiral staircase to the living area above the garage. To the rear, there is a paved driveway providing off street parking for multiple vehicles, leading to the single garage. There is also a lovely Southerly facing garden with lawned and patio areas; an ideal space for entertaining during those long summer nights.

For more information on this fabulous property and to book your viewing on, please 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 *E*

Lounge 11'4" x 17'6" (3.47 x 5.34)
 Kitchen 20'1" x 17'6" (6.13 x 5.35)
 Bedroom One 10'5" x 16'4" (3.20 x 4.99)
 Bedroom Two 9'10" x 17'6" (3.02 x 5.34)
 Bedroom Three 13'10" x 10'5" (4.22 x 3.20)
 Bedroom Four 10'0" x 15'0" (3.05 x 4.58)
 Bedroom Five 7'5" x 8'5" (2.27 x 2.58)
 Living Area/ Bedroom Six 18'3" x 17'8" (5.57 x 5.40)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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