





- **Detached House**
- **Garage**
- **Lovely Garden**
- **Ground Floor WC**
- **Video Tour Available**
- **Three Bedrooms**
- **Off Street Parking**
- **Balcony**
- **Ample Storage**
- **MUST BE VIEWED**





** Video Tour on our YouTube Channel |
<https://youtu.be/CDzur7tHrik> **

Jan Forster Estates are pleased to welcome to the market this stunning three bedroom detached family home which is immaculately presented throughout. Situated on the highly sought after Ridge Way in the popular East Benton Rise development, the property is close to public transport links and easy commuter access to the A1 and A19 motorways.

The property briefly comprises:- Entrance hall, lounge, ground floor WC, and open plan kitchen diner with fitted wall and floor units. To the first floor, there are three good sized bedrooms; the main with en-suite facility and access to a lovely balcony, and a stylish three piece family bathroom WC. Externally, there is a driveway to the front providing off street parking leading to the integrated garage and to the rear, a westerly facing garden with lawned and patio areas. An ideal space for entertaining during those long summer nights.

We anticipate an extremely high level of viewings on this charming property. For more information, 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 *C*.



Lounge 10'3" x 16'1" (3.14 x 4.92)

Kitchen 7'7" x 18'8" (2.32 x 5.71)

Bedroom One 14'3" x 9'8" (4.35 x 2.95)

Bedroom Two 11'3" x 8'9" (3.43 x 2.67)

Bedroom Three 7'9" x 9'9" (2.37 x 2.98)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	74	
(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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