





- **Semi Detached House**
- **Off Street Parking**
- **Ample Storage**
- **Close To Local Amenities**
- **Video Tour Available**
- **Four Bedrooms**
- **Easy to Maintain Garden**
- **Sought After Location**
- **Good Transport Links**
- **MUST BE VIEWED**





\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/Ptw517EQBHE> \*\*

Jan Forster Estates are delighted to present this beautiful four 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 storage cupboard, and a good sized kitchen with fitted wall and floor units along with access to the garden. To the first floor, there are four bedrooms; the main with handy loft access, and there is also a three 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, easy to maintain, Westerly-facing rear garden with patio areas; a perfect space for entertaining during those long summer nights.

We anticipate an extremely high level of viewings on this lovely 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.

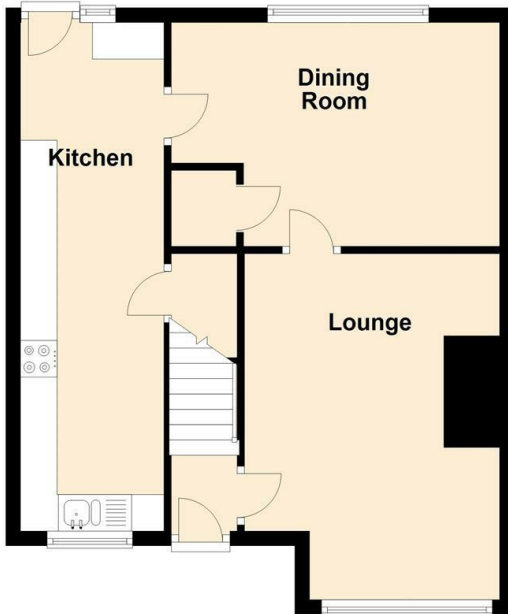
#### Tenure

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

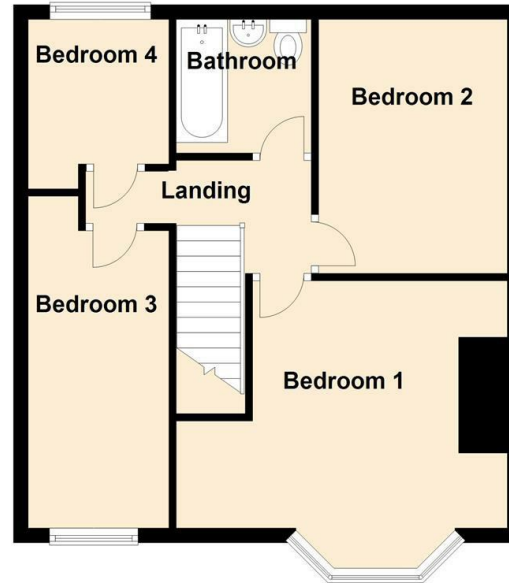
Council Tax band \*B\*.



**Ground Floor**



**First Floor**



Lounge 15'6" x 11'5" (4.73 x 3.48)

Kitchen 21'8" x 6'4" (6.62 x 1.95)

Dining Room 14'7" x 10'0" (4.47 x 3.05)

Bedroom One 14'1" x 11'7" (4.31 x 3.54)

Bedroom Two 11'0" x 8'2" (3.37 x 2.51)

Bedroom Three 14'10" x 6'5" (4.53 x 1.97)

Bedroom Four 6'6" x 6'3" (2.00 x 1.93)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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