





- Semi Detached House
- Garage with Utility Area
- Freehold
- Sought After Location
- Rear Garden with Summer House
- Three Bedrooms
- Off Street Parking
- Ample Storage
- Video Tour Available
- **MUST BE VIEWED**





** Video Tour on our YouTube Channel |
<https://youtu.be/tLwIUPA2Hkw> **

Jan Forster Estates are delighted to present this beautiful three bedroom family home which is located on the highly sought after area of East Avenue 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 porch, hallway, dual aspect lounge/dining room with feature fireplace, kitchen with fitted wall and floor units along with pantry cupboard, and access to the garage and utility area. To the first floor, there are three good sized bedrooms; the main with built-in wardrobes, and there is also a stylish three piece family bathroom WC. The property also benefits from gas central heating, UPVC double glazing, and ample storage with ladder access leading to a fully boarded and lit loft.



Externally, there is a paved driveway to the front providing off-street parking for multiple vehicles. leading to the full length garage with electric roller door. To the rear, a good-sized Westerly-facing rear garden with a lawn and patio area along with fantastic summer house with full electrics including lighting, sockets and electric fire. 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 *C*

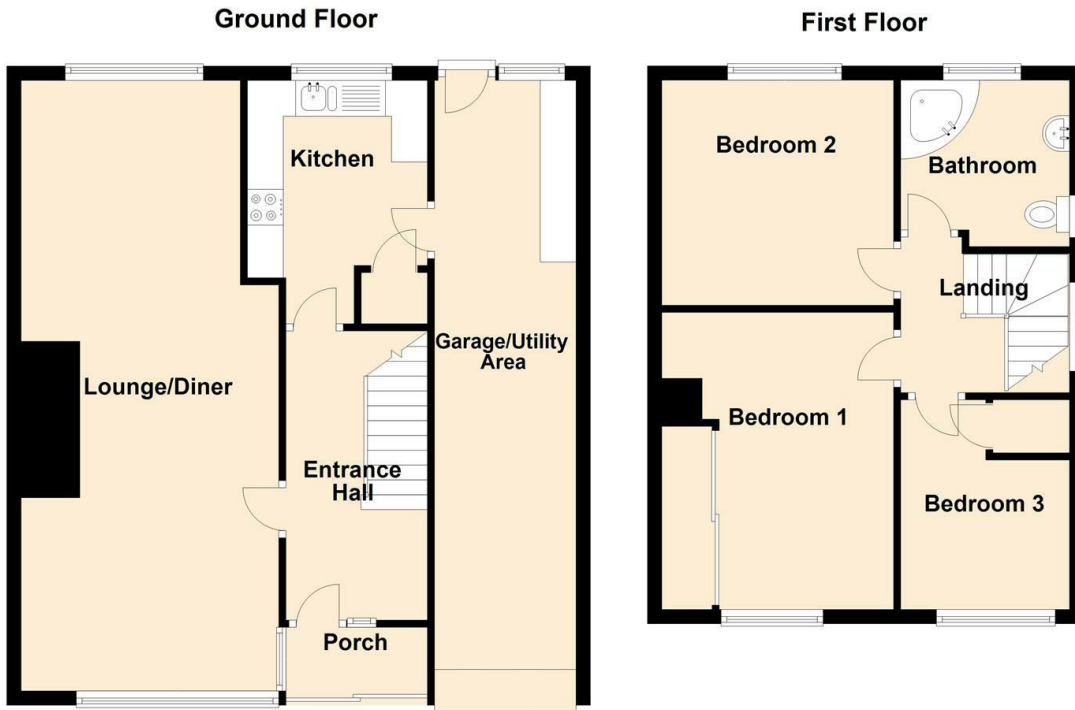
Lounge Dining Room 28'2" x 11'9" (8.60 x 3.60)

Kitchen 8'7" x 11'10" (2.64 x 3.61)

Bedroom One 10'7" x 14'9" (3.23 x 4.50)

Bedroom Two 10'7" x 11'10" (3.23 x 3.63)

Bedroom Three 9'4" x 7'10" (2.85 x 2.40)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(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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www.janforsterestates.com

Gosforth 0191 236 2070
Newcastle 0191 284 4050
High Heaton 0191 270 1122
Tynemouth 0191 257 2000
Low Fell 0191 487 0800
Property Management Centre 0191 236 2680

