





- Semi Detached House
- Southerly Back Garden
- Utility Room
- Ample Storage
- Sought After Location
- Three Bedrooms
- Garden Outhouse
- Ground Floor WC
- No Onward Chain
- **MUST BE VIEWED**





** Video Tour on our YouTube Channel | https://youtu.be/gYqSt46kz_4 **

Jan Forster Estates are delighted to present this three bedroom semi-detached family home in the ever desirable street of Benton Park Road, Benton. The property benefits from no onward chain and will appeal to a variety of buyers.

The property is close to many local amenities including schools, shops, supermarkets, the Freeman hospital, DWP, and parks, with further amenities offered in Newcastle city centre via regular public transport links.

The accommodation briefly comprises to the ground floor:- entrance hall, lounge with feature fireplace opening up to the dining area, stylish kitchen with fitted wall and floor units, and utility room with WC. To the first floor, there are three good sized bedrooms; the two with fitted wardrobes, and there is a stylish three piece family bathroom WC. The property further benefits from ample storage, gas central heating and double glazing.

Externally, to the front, there is a well stocked garden with the potential to provide off street parking, and to the rear there is a beautiful Southerly-facing garden with lawned and patio areas along with outhouse providing the perfect office space. This really is an ideal space for entertaining during those long summer nights.

This lovely property really must be seen to be appreciated. Please note, this property is non-standard construction. For more information and to book a viewing, 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 *A*



Lounge 12'0" x 13'8" (3.66 x 4.18)

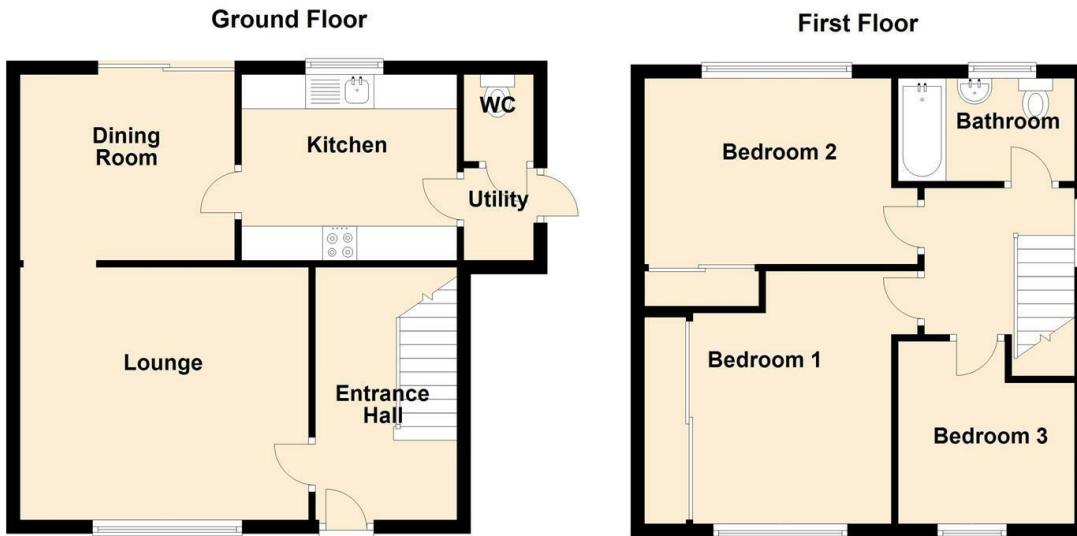
Dining Room 10'3" x 8'5" (3.13 x 2.58)

Kitchen 8'7" x 10'4" (2.62 x 3.15)

Bedroom One 12'0" x 10'11" (3.68 x 3.33)

Bedroom Two 13'4" x 8'6" (4.07 x 2.61)

Bedroom Three 8'11" x 8'5" (2.74 x 2.57)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	64	
(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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