









- Semi Detached House
- Attached Garage
- Ground Floor WC
- Close To Local Amenities
- Unfurnished Basis

- Three Bedrooms
- Off Street Parking
- Utility Room
- Transport Links Nearby
- Available August 2024









** Video Tour on our YouTube Channel | https://youtu.be/3vm-grkNUVw **

Jan Forster Estates are pleased to present this three bedroom semi detached house on Southfield Road, Benton. Available August 2024 and offered on an unfurnished basis.

The property is in an ideal location; within walking distance to Metro and bus links and is also within close proximity to local shops and schools.

Internally the property briefly comprises:- entrance hall with cloak room, lounge with large bay window, extended kitchen/diner with fitted wall and floor units, utility room, and ground floor WC. To the first floor, there are three good sized bedrooms; the main with built-in wardrobes, and there is a three piece family bathroom WC.

Externally there is an easy to maintain garden to the front and a paved driveway offering off street parking for multiple vehicles. To the rear, there is a Southerly facing garden with decking and patio areas.

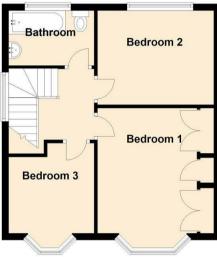
For more information and to book your viewing, please call our Heaton Branch on 0191 270 1122.

Council Tax band *C*.

Ground Floor



First Floor



Lounge 17'3" x 13'1" (5.26 x 4.01)

Kitchen 20'0" x 20'11" (6.10 x 6.38)

Bedroom One 17'1" x 9'6" (5.22 x 2.91)

Bedroom Two 11'5" x 9'5" (3.50 x 2.89)

Bedroom Three 12'2" x 8'4" (3.71 x 2.56)

Energy Efficiency Rating Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (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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