





- 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*.



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)

Ground Floor



First Floor



The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(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	

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



www.janforsterstates.com

