





- Beautifully Presented
- Desirable Area
- Semi-Detached House
- Five Bedrooms
- Three Bathrooms
- Close to Local Facilities
- Transport Links Nearby
- Council Tax Band *E*
- Viewing Recommended
- Call For More Information





Jan Forster Estates are delighted to welcome to the market this stunning, five-bedroom, semi-detached family townhouse, positioned in the ever-desirable St. Bartholomews Court in Benton.

The property is close to a good range of local facilities, including shops, schools, and restaurants, along with regular bus routes and the Metro service to Newcastle city centre and the coast.

The accommodation is immaculately presented throughout and briefly comprises to the ground floor;- hallway, lounge, beautiful kitchen-diner with top and floor units, an island, and French doors opening onto the rear garden, as well as a handy downstairs w.c. Off the landing to the first floor, you are presented with three bedrooms - bedroom two with an en-suite facility, and there is also a modern four-piece family bathroom/w.c. On the second floor, you can find another two bedrooms - the main benefitting from an en-suite facility, and a balcony overlooking the front street.

For more information on this fabulous property and to arrange a viewing, please, call our High Heaton office on 0191 270 1122.

Tenure

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

Council Tax band *E*



Lounge 10'8" x 16'7" (3.26 x 5.06)

Kitchen Dining Room 17'5" x 14'4" (5.31 x 4.39)

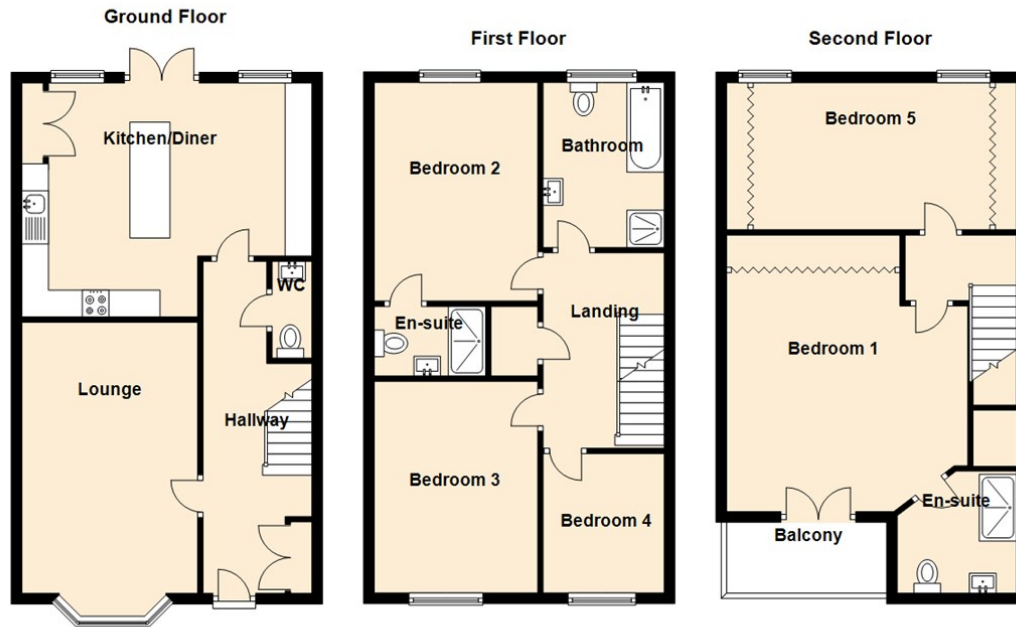
Bedroom One 13'10" x 16'6" (4.23 x 5.03)

Bedroom Two 10'5" x 13'9" (3.18 x 4.20)

Bedroom Three 12'11" x 9'11" (3.96 x 3.03)

Bedroom Four 8'5" x 7'4" (2.57 x 2.25)

Bedroom Five 17'1" x 8'11" (5.23 x 2.74)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(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	

The difference between house and home

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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.janforsterestates.com

