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- Terraced Family Home
- Two Reception Rooms
- Study
- Excellent Transport Links
- Freehold
- Three Bedrooms
- Utility Room
- Additional Upstairs WC
- Close To Shops
- Council Tax Band *B*





** Video Tours on our YouTube Channel | <https://youtu.be/fy2t358YxE8>
**

Located in a highly sought-after area, this charming three-bedroom mid-terraced family home on Beech Grove, Benton, offers a perfect blend of period character and modern convenience.

Ideally positioned, the property is within easy reach of a wide range of local amenities including shops, cafés, restaurants, and essential services. Excellent transport links are just a short walk away, with both Benton Metro Station and Four Lane Ends Interchange nearby - Benton Metro is under a 5-minute walk - making commuting and travel hassle-free. The area is also home to a selection of reputable local schools, ideal for families.

Internally, the home is beautifully presented and retains many original Edwardian features. The accommodation comprises: entrance porch, lobby and hallway, a bright lounge with bay window and feature fireplace, separate dining room, and a stylish fitted kitchen with integrated appliances, breakfast bar, and access to a useful utility room. Upstairs, the split-level landing leads to three bedrooms, a family bathroom WC, a separate WC, and a versatile snug/study area. Additional features include gas central heating and double glazing throughout.

Externally, there is a pleasant town garden to the front and a low-maintenance, South-facing garden to the rear—perfect for enjoying the sun.

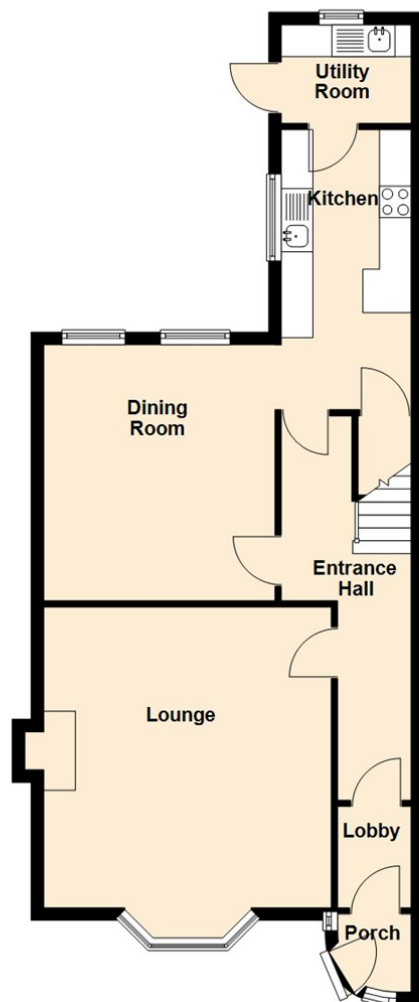
We anticipate a high level of interest on this charming property. For more information, please call our Heaton branch on 0191 270 1122.

Tenure

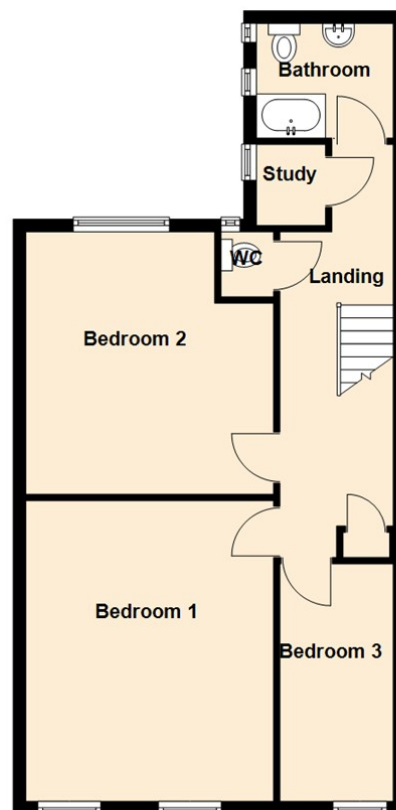
The agent understands the property to be freehold. However, this should be confirmed with a licensed legal representative.

Council Tax band *B*.

Ground Floor



First Floor



Lounge 14'5" x 17'10" (4.41 x 5.45)

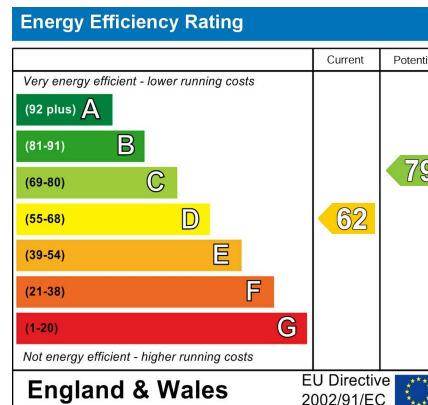
Dining Room 12'0" x 12'8" (3.67 x 3.88)

Kitchen 14'6" x 8'10" (4.43 x 2.71)

Bedroom One 11'7" x 14'4" (3.55 x 4.37)

Bedroom Two 12'1" x 14'5" (3.70 x 4.41)

Bedroom Three 10'11" x 7'3" (3.35 x 2.23)



The difference between house and home

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