





Jan Forster



- Mid Terrace Property
- Three Bedrooms
- Utility Room
- Close To Shops
- Freehold
- Ideal Family Home
- Two Reception Rooms
- Two Bathrooms
- Great Transport Links
- Call For More Information



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Situated in the ever-popular area of Benton, this delightful three-bedroom mid-terraced home on Beech Grove seamlessly blends classic period features with modern-day living. Ideal for families, it offers a comfortable and welcoming environment in a highly desirable location.

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 and a ground floor shower room. To the first floor there are three good-sized bedrooms, a family bathroom WC with a stylish four-piece suite including a double ended bath. 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 yard to the rear - a perfect space to relax.

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

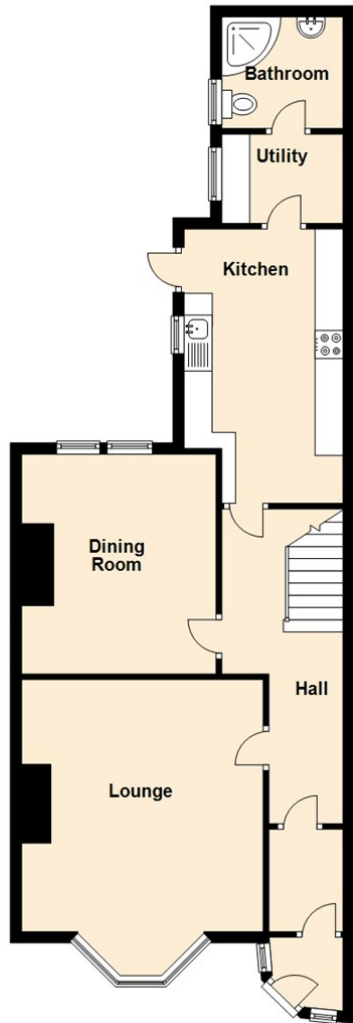
Tenure

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

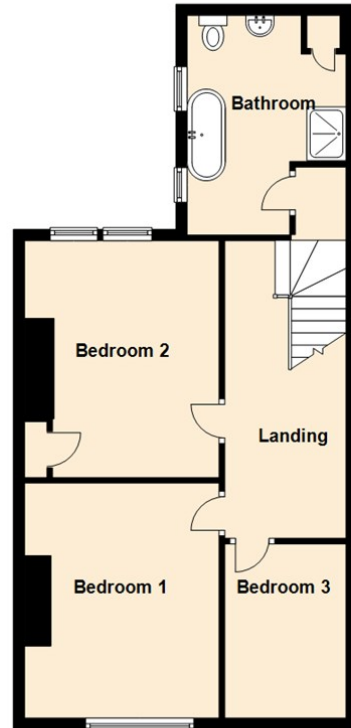
Council Tax band: B



Ground Floor



First Floor



Lounge 14'1" x 14'11" (4.31 x 4.55)

Dining Room 11'8" x 12'10" (3.56 x 3.92)

Kitchen 14'11" x 9'2" (4.55 x 2.81)

Utility Room 4'11" x 7'2" (1.50 x 2.20)


Bedroom One 11'10" x 13'10" (3.61 x 4.23)

Bedroom Two 11'10" x 14'5" (3.61 x 4.41)

Bedroom Three 9'11" x 7'1" (3.04 x 2.16)

The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



www.janforsterestates.com

Contact Us: 0191 236 2070

