



Benton Park Road, Benton
Offers over £275,000

**JACK
HARRISON
ESTATES**

AVAILABLE WITH NO ONWARD CHAIN THIS TASTEFULLY EXTENDED 4 BEDROOM SEMI DETACHED FAMILY HOME OCCUPYING A CORNER PLOT ON THE HIGHLY DESIRABLE BENTON PARK ROAD.

The property is conveniently positioned for access to a wealth of amenities including Four Lane Ends Metro Station, The Freeman Hospital and Benton Park Primary School.

The accommodation comprises: Entrance hall, lounge, dining room, kitchen and a utility/side porch. To the first floor, there are 4 bedrooms, a bathroom and a separate WC.

Additional benefits include gas central heating and double glazing.

Externally, there are gardens to the front and rear, a driveway and an attached garage.

Entrance hall: Entrance door, staircase to first floor, carpet and double radiator.

Lounge: 15'0 into bay x 12'7 into alcoves: Double glazed window to the front, alcoves, picture rail, coving to ceiling, gas fire, carpet and radiator.

Dining room: 14'4 x 12'5 into alcoves: Built in cabinet, gas fire, telephone point, television point, picture rail, ceiling rose, carpet, radiator and double glazed patio doors to the garden.

Kitchen: 14'8 x 7'1: Fitted with a range of wall and base units, work surfaces, space for washing machine, understairs cupboard, double glazed window to the rear and a door to the utility/side porch.

Utility/side porch: Window to the rear, door to the rear and door to the garage.

First floor landing: Carpet, picture rail and access to the roof space via loft ladder.

Bedroom 1: 15'6 x 11'5: Double glazed window to the front, alcoves and television point.

Bedroom 2: 13'5 x 11'5: Double glazed window to the rear, built in cupboard, picture rail, carpet and radiator.

Bedroom 3: 9'6 x 8'0: Double glazed window to the front, carpet and radiator.

Bedroom 4: 15'2 x 7'10: Double glazed windows to the front and rear, carpet and 2 radiators.

Bathroom: White 2 piece suite comprising a panelled bath with electric shower over and hand basin. Airing cupboard housing the combi boiler, double radiator and double glazed frosted window to the side.

WC: Low level WC, double glazed frosted window to the side.

Front garden: Driveway and lawned garden.

Rear garden: Laid mainly to lawn with greenhouse, shed and fenced boundaries.

Garage: Attached.

