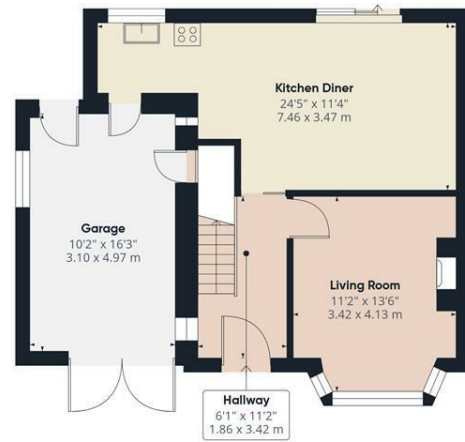
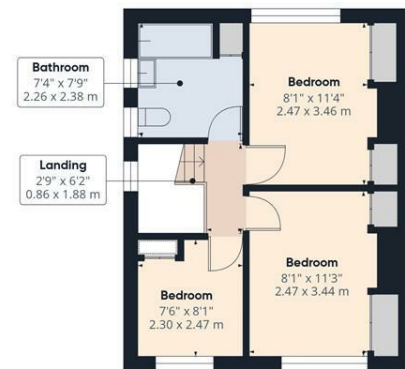




Benton Road, West Allotment



Ground Floor



Floor 1



Approximate total area⁽¹⁾
973 ft²
90.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Offers Over £240,000

Description

BRIGHT AND SPACIOUS THREE BEDROOM SEMI-DETACHED PROPERTY - AVAILABLE WITH NO UPPER CHAIN AND IN NEED OF MODERNISATION

Brannen and Partners are delighted to welcome to the market this bright and spacious three bedroom semi-detached property, benefitting from good sized accommodation, enclosed front and rear gardens and driveway parking with garage.

Briefly comprising: Entrance into the spacious hallway, presenting stairs to the first floor and access to all principal rooms on the ground floor.

Positioned to the front of the home, the bright and inviting living space houses a feature fireplace with gas fire, as well as an original picture bay window overlooking the front of the property, flooding the space with natural light.

Progressing into the rear of the property, the wonderfully light open plan kitchen diner is positioned overlooking the rear garden, with sliding door access. Providing an ideal second reception space, the dining area can easily accommodate a six seater dining table.

Benefitting from a good range of base units, the kitchen also provides designated space for appliances, as well as access to the garage. Incorporated within the garage, is a handy utility area with plumbing and appliance space for a washing machine and tumble dryer. There is ample storage space and access to both the front and rear gardens.

To the first floor, the well proportioned landing gives access to all three bedrooms, two of which are doubles, as well as the family bathroom. Both bedrooms one and two house fitted wardrobes, whilst the third bedroom is furnished with an over stairs integral cupboard. Situated to the rear of the property, the amply sized bathroom features an integral bath with shower overhead, WC and vanity wash basin with storage beneath plus a separate built in airing cupboard.

Externally to the rear, is an enclosed garden benefitting from a southerly aspect overlooking allotments, with access to the garage. Stepping out onto the patio area, the garden has mature shrub borders and generous lawned area. The garden is enclosed with a secure fenced boundary. To the front is a small lawn, aside driveway parking and access to the garage.

West Allotment is a popular residential development, the area offers ease of access to a variety of local amenities at the nearby Northumberland Park as well as Silverlink Retail Park. There are excellent local transport links such as the Metro station and road links to Newcastle City centre and other coastal towns. The local wagonways and bridle paths offer wonderful scenic walks.

Entrance Hallway

6'1" x 11'2"

Living Room

11'2" x 13'6"

Open Plan Kitchen/Diner

24'5" x 11'4"

Landing

2'9" x 6'2"

Bedroom One

8'1" x 11'4"

Bedroom Two

8'1" x 11'3"

Bedroom Three

7'6" x 8'1"

Bathroom

7'4" x 7'9"

Garage

10'2" x 16'3"

Front & Rear Gardens

Tenure

Freehold

