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- Three Bedrooms
- Popular Location
- Ground Floor WC
- Rear Garden
- Viewing Recommended
- Terraced Home
- Freehold
- Off Street Parking
- Close To Amenities
- Call For More Information







**\*\* Video Tour on our YouTube Channel | <https://youtu.be/J6cRSnEReZl> \*\***

This charming three-bedroom terraced home is located on Dunlop Close, a popular area of Benton and is ideal for couples and the growing family.

The location is within easy reach of a wide range of local amenities, including well-regarded schools, a selection of shops and supermarkets, the renowned Freeman Hospital, and several attractive parks. Excellent public transport links provide quick and easy access to Newcastle city centre, with its extensive choice of amenities, dining options, and entertainment venues.

The ground floor comprises an entrance hallway leading to a spacious lounge with a feature fireplace, a fitted kitchen with top and floor units along with an integrated oven and hob and a useful utility area with a ground floor WC and direct access to the rear garden. Upstairs, there are three well-proportioned bedrooms and a modern family shower room WC. The property further benefits from gas central heating and double glazing throughout.

Externally, there is off-street parking to the front. To the rear, the property enjoys a private garden with a lawn, a decked area for seating, and the added benefit of outhouse storage.

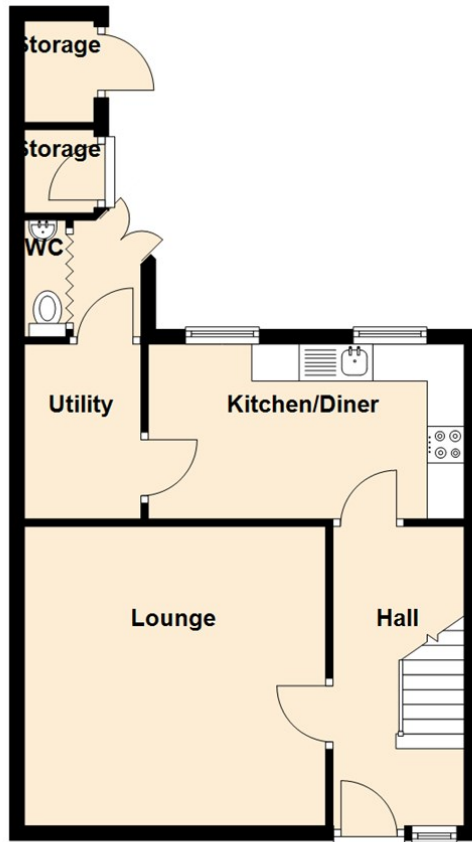
To arrange a viewing or for further information, please contact our High Heaton office on 0191 236 2070.

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

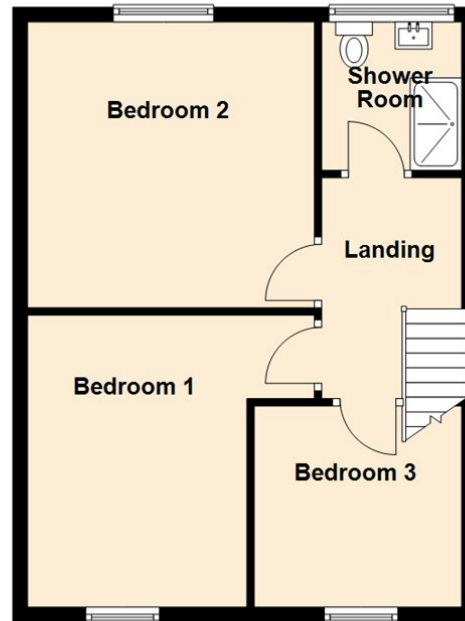
Council Tax band: A



Ground Floor



First Floor



Lounge 13'4" x 35'36"8" (4.07 x 10.78)

Kitchen 7'9" x 14'0" (2.37 x 4.29)

Utility Room 4'11" x 7'10" (1.52 x 2.41)

Bedroom One 12'9" x 13'0" (3.90 x 3.98)

Bedroom Two 12'9" x 9'6" (3.90 x 2.92)

Bedroom Three 8'11" x 9'3" (2.72 x 2.84)

## The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	73	
(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	

Contact Us: 0191 236 2070



www.janforsterestates.com

