







- Popular Location
- Three Bedrooms
- Sun Room
- Close To Amenities
- Viewing Recommended
- Corner Plot
- Detached Garage
- Freehold
- Stunning Gardens to 3 Sides
- Call For More Information







**\*\* Video Tour on our YouTube Channel | [https://youtu.be/\\_MWL4ZjbwQM](https://youtu.be/_MWL4ZjbwQM) \*\***

Jan Forster Estates are delighted to welcome to the market this stunning, three-bedroom, semi-detached family home, located in Benton.

This property enjoys a prime location, surrounded by a wealth of local amenities, including good schools, a variety of shops, and supermarkets. There are also excellent leisure facilities close by, such as Killingworth Lakeside Centre and Rising Sun Country Park. For those seeking further convenience, quick access to major transport routes make Newcastle city centre and the coastline easily accessible. The Metro is also within walking distance.

The property occupies a delightful corner plot position and briefly comprises to the ground floor: - entrance porch and hallway with ground floor w.c. bright and airy lounge with bay window and feature fire place, family room and a stunning kitchen which boasts fitted units providing ample storage space, complementing work surfaces, integrated appliances, farmhouse sink and leads to the sun room offering access to garden. To the first floor off the spacious landing, there are three bedrooms, two with fitted wardrobes and there is a family bathroom with feature double-ended bathtub and walk-in shower, separate w.c. and there is also a handy study room. The property further benefits from gas central heating and double glazing.

Externally there are beautifully kept, mature gardens to the front and rear, along with a side patio. There is also a detached garage with a car port.

Early viewings are highly recommended. For more information and to book a viewing please call our sales team 0191 270 1122.

#### Tenure

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

Council Tax band \*D\*.



Lounge 12'9" x 11'10" (3.90 x 3.63)

Family Room 12'9" x 11'10" (3.90 x 3.63)

Kitchen 17'1" x 12'4" (5.21 x 3.77)

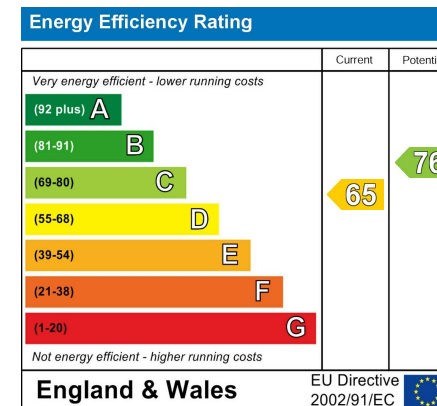
Sun Room 13'8" x 11'0" (4.17 x 3.36)

Study 4'3" x 8'3" (1.30 x 2.53)

Bedroom One 11'11" x 13'8" (3.65 x 4.19)

Bedroom Two 10'8" x 13'5" (3.27 x 4.11)

Bedroom Three 7'7" x 9'5" (2.32 x 2.89)



## The difference between house and home

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