





4



2



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- Semi Detached House
- Off Street Parking
- Four Piece Bathroom
- Close To Local Amenities
- Video Tour Available
- Four Bedrooms
- Ample Storage
- No Onward Chain
- Good Transport Links
- MUST BE VIEWED





**** Video Tour on our YouTube Channel | <https://youtu.be/8gPL13oFHu0> ****

Jan Forster Estates are delighted to present this four bedroom semi-detached property situated on the ever desirable Benton Road in High Heaton, offering accommodation which makes a fantastic family home. The property is offered for sale with no onward chain and is positioned close to many local amenities including well regarded schools, shops, supermarkets, the Freeman hospital, DWP, and parks, with further amenities offered in Newcastle city centre via regular public transport links.

The accommodation briefly comprises to the ground floor:- entrance hall, dining room with bay window, lounge with patio doors looking out to the rear garden and kitchen with fitted wall and floor units with access to the large store room. To the first floor, there are three good-sized bedrooms; the main with a bay window and built-in wardrobes, and there is a spacious four piece family bathroom WC. To the second floor, there is a converted fourth bedroom. The property also benefits from ample storage, double glazing and gas central heating.

Externally, there is an easy to maintain garden and a driveway to the front, offering off-street parking. To the rear there is a Westerly facing well stocked garden with lawn and patio area.

We anticipate an extremely high level of viewings on this spacious family home. To arrange a viewing or for more information please call our High Heaton sales team on 0191 270 1122.

Tenure

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

COVID-19 Guidelines

Although it is not mandatory, we do recommend that viewers wear appropriate PPE to protect themselves and others.

Council Tax band *C*



Lounge 14'4" x 11'2" (4.39 x 3.41)

Dining Room 11'2" x 12'1" (3.41 x 3.70)

Kitchen 6'4" x 10'7" (1.95 x 3.23)

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Bedroom One 10'7" x 9'2" (3.25 x 2.81)

Bedroom Two 11'2" x 11'10" (3.41 x 3.62)

Bedroom Three 8'3" x 7'7" (2.54 x 2.33)

Bedroom Four 9'3" x 14'6" (2.84 x 4.44)

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

The difference between house and home

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