





- Terraced House
- Sought After Location
- Close To Local Amenities
- Unfurnished Basis
- Two Double Bedrooms
- Ample Storage
- Excellent Public Transport Links
- Available NOW





Jan Forster Estates are pleased to welcome this bright and airy two bedroom terraced property which is available NOW on an unfurnished basis. The property is located within a very desirable part of Benton and close to all local amenities including excellent local transport such as walking distance to the Four Lane Ends Interchange Metro station and bus links.

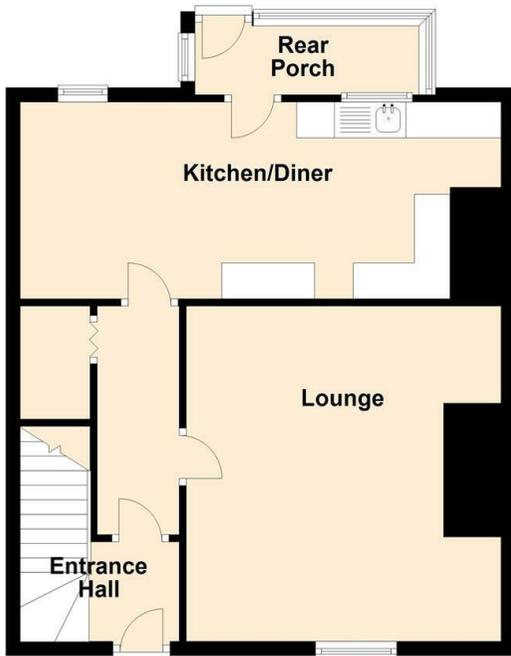
The property briefly comprises:- entrance hall, lounge with feature fireplace, and kitchen/diner with fitted wall and floor units. To the first floor there are two good size bedrooms along with a three piece bathroom WC. Externally there is an easily maintainable garden to the front and private yard to the rear. The property further benefits from gas central heating, double glazing and ample storage throughout.

We anticipate an extremely high level of viewings on this property. For more information and to arrange your viewing please call our High Heaton team on 0191 270 1122.

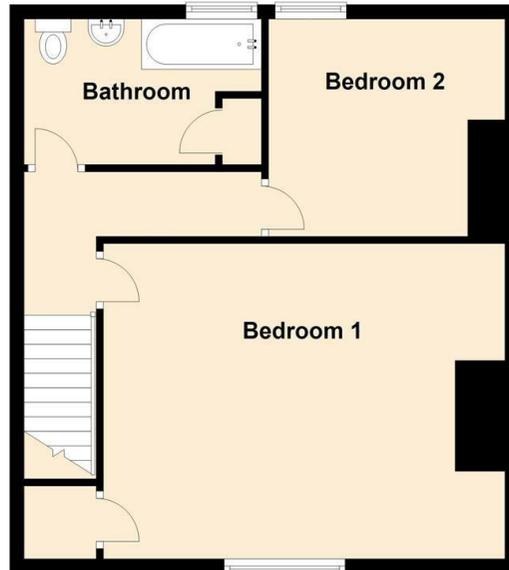
Council Tax band \*B\*



### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>	<b>73</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

## The difference between house and home

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<b>Gosforth</b>	<b>0191 236 2070</b>
<b>Newcastle</b>	<b>0191 284 4050</b>
<b>High Heaton</b>	<b>0191 270 1122</b>
<b>Tynemouth</b>	<b>0191 257 2000</b>
<b>Low Fell</b>	<b>0191 487 0800</b>
<b>Property Management Centre</b>	<b>0191 236 2680</b>

