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- Terraced Family Home
- Two Reception Rooms
- Study
- Excellent Transport Links
- Freehold
- Three Bedrooms
- Utility Room
- Additional Upstairs WC
- Close To Shops
- Council Tax Band \*B\*







\*\* Video Tours on our YouTube Channel | <https://youtu.be/fy2t358YxE8>  
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Located in a highly sought-after area, this charming three-bedroom mid-terraced family home on Beech Grove, Benton, offers a perfect blend of period character and modern convenience.

Ideally positioned, the property is within easy reach of a wide range of local amenities including shops, cafés, restaurants, and essential services. Excellent transport links are just a short walk away, with both Benton Metro Station and Four Lane Ends Interchange nearby - Benton Metro is under a 5-minute walk - making commuting and travel hassle-free. The area is also home to a selection of reputable local schools, ideal for families.

Internally, the home is beautifully presented and retains many original Edwardian features. The accommodation comprises: entrance porch, lobby and hallway, a bright lounge with bay window and feature fireplace, separate dining room, and a stylish fitted kitchen with integrated appliances, breakfast bar, and access to a useful utility room. Upstairs, the split-level landing leads to three bedrooms, a family bathroom WC, a separate WC, and a versatile snug/study area. Additional features include gas central heating and double glazing throughout.

Externally, there is a pleasant town garden to the front and a low-maintenance, South-facing garden to the rear—perfect for enjoying the sun.

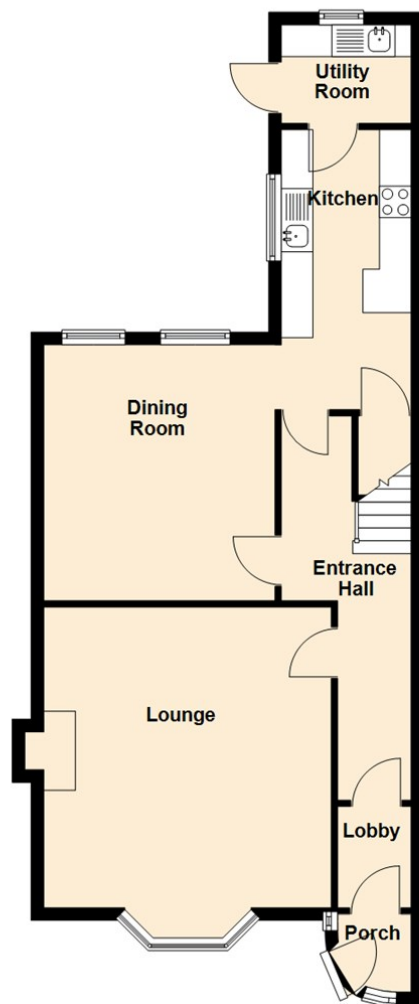
We anticipate a high level of interest on this charming property. For more information, please call our Heaton branch on 0191 270 1122.

#### Tenure

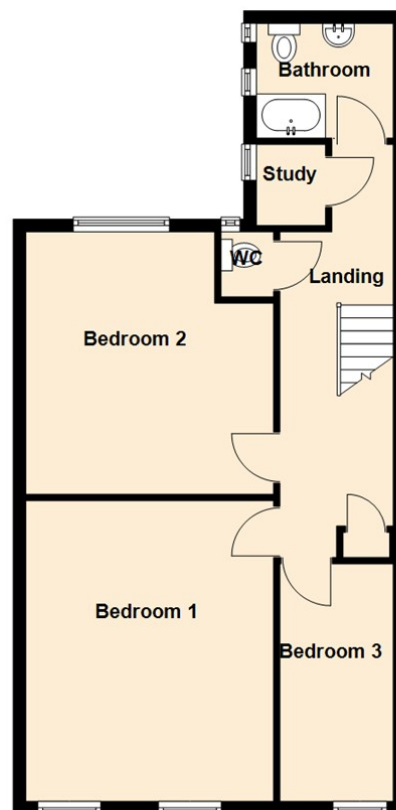
The agent understands the property to be freehold. However, this should be confirmed with a licensed legal representative.

Council Tax band \*B\*.

Ground Floor



First Floor



Lounge 14'5" x 17'10" (4.41 x 5.45)

Dining Room 12'0" x 12'8" (3.67 x 3.88)

Kitchen 14'6" x 8'10" (4.43 x 2.71)

Bedroom One 11'7" x 14'4" (3.55 x 4.37)

Bedroom Two 12'1" x 14'5" (3.70 x 4.41)

Bedroom Three 10'11" x 7'3" (3.35 x 2.23)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	62	
(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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