

Jan Forster

Colliery Close | Benton | Newcastle Upon Tyne | NE12 9TR

Price £310,000



3 2 2

- HOUSEBUILDER PART EXCHANGE PROPERTY
- HASSLE FREE PURCHASE OPPORTUNITY
- Off Street Parking
- Front and Rear Gardens
- Viewing Recommended
- PRICED FOR A QUICK SALE
- Three Bedrooms
- Integral Garage
- Freehold
- Call For More Information









* Video Tour on Our YouTube Channel |https://youtu.be/ybJeT8Xn1hk *

Situated within the highly desirable cul-de-sac of Colliery Close, Benton, this beautifully presented three-bedroom detached family home offers stylish and spacious accommodation in a sought-after residential location.

Ideally positioned, the property enjoys easy access to a wide range of local amenities and excellent transport links, including the Coast Road, Central Motorway and A1. Popular destinations such as Jesmond Dene, Paddy Freeman's Park, the renowned Freeman Hospital and a selection of well-regarded schools are all within easy reach, making this an ideal home for families and professionals alike.

The accommodation briefly comprises: entrance hallway, dining room, ground floor WC, and a bright and spacious lounge featuring French doors opening onto the rear garden. The modern kitchen is fitted with a range of contemporary wall and base units, providing ample storage and workspace.

To the first floor, the landing leads to three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room, while a modern three-piece family bathroom serves the remaining bedrooms.

Externally, the property boasts a lawned front garden and a driveway providing off-street parking for multiple vehicles, leading to an attached garage. To the rear, there is a generous enclosed garden with a patio seating area and lawn, creating the perfect setting for outdoor dining and entertaining throughout the warmer months.

Early viewing is highly recommended, as we anticipate strong interest in this property. To arrange a viewing or for further information, please contact our sales team on 0191 236 2070.

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

Council Tax Band: D

Lounge 8'6" x 14'11" (2.60 x 4.55)

Dining Room 9'11" x 8'6" (3.04 x 2.60)

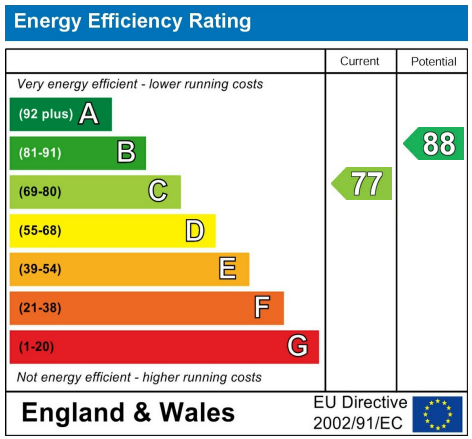
Kitchen 9'6" x 9'9" (2.92 x 2.98)

Bedroom One 10'6" x 11'3" (3.22 x 3.45)

Bedroom Two 11'8" x 9'9" (3.56 x 2.98)

Bedroom Three 8'9" x 9'8" (2.68 x 2.96)





The difference between house and home

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