



## Briarsyde Benton

- Investment Opportunity
- Two Bedrooms
- Large Kitchen
- Spacious Living
- Freehold

**£ 170,000**



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# Briarsyde

Benton

## HEADER

IDEAL INVESTMENT - Brand new to the sales market is this two bedroom semi detached house on the quiet cul-de-sac of Briarsyde, Benton. This property boasts spacious living, two double bedrooms and a large West facing garden to the rear.

Briefly comprising of entrance lobby with stairs leading to the first floor and access into the living room. The living room benefits from the large bay window that floods the space with natural daylight, there is a feature chimney breast and ample space for furnishings. Door access leads through to the spacious kitchen with a full range of fitted wall and base units and space for dining. There is also access into the garden from the side door.

The first floor finds the principle bedroom to the front with another large bay window and alcoves, ideal for furniture placement. There is also a large walk in closet with a feature window. A second double bedroom is to the rear and over looks the garden, with the family bathroom completing this great project home.

Externally this property offers off street parking with driveway and garden to the front with a generous West facing garden to the rear.

**Council Tax Band: B**

**EPC Rating: TBC**

Living Room: 11'06" x 15'02" - 3.51m x 4.62m

Kitchen: 14'07" x 9'11" - 4.45m x 3.02m

Bedroom One: 11'06" x 14'05" (into bay) - 3.51m x 4.39m (into bay)

Bedroom Two: 8'02" x 11'02" - 2.48m x 3.40m

Bathroom: 6'01" x 5'09" - 1.85m x 1.75m

FH00008430/SD/SD/22/08/23/V.1



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