



Eastfield Road Benton

- Semi Detached
- Spacious Living
- Three Bedrooms
- Modern Shower Room
- Freehold

£ 260,000



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Eastfield Road

Benton

PROPERTY DESCRIPTION

Step into this immaculate semi-detached property located on Eastfield Road, Benton, perfect for families or couples looking for their dream home. The stylish decor and charming fireplace create a warm and inviting atmosphere throughout.

As you enter, you are greeted by a spacious reception room boasting a large bay window that flood the space with natural light, complemented by the cozy fireplace and elegant wood floors.

The open-plan kitchen is a chef's delight, complete with a large separate utility room and dining space, ideal for hosting gatherings with loved ones.

The master bedroom offers a peaceful retreat, while the second bedroom impresses with its spacious layout and convenient built-in wardrobes with the third currently used as a home office. The newly refurbished bathroom features a luxurious rain shower for your relaxation.

Situated in a quiet area with excellent public transport links and local amenities nearby, this property combines convenience with comfort.

Don't miss out on the opportunity to make this charming property your new home sweet home.

Living Room: 19'04" (into bay) x 12'03" (into alcove) - 5.89m (into bay) x 3.73m (into alcove)

Dining Kitchen: 15'07" x 13'06" (max) - 4.75m x 4.12m (max)

Utility Room: 11'10" x 13'06" (max) - 3.61m x 4.12m (max)

WC

Bedroom One: 10'10" x 12'03" (max) - 3.30m x 3.73m (max)

Bedroom Two: 10'05" (+ wardrobes) x 8'08" - 3.18m (+ wardrobes) x 2.64m

Bedroom Three: 6'06" x 9'03" - 1.98m x 2.82m

Bathroom: 8'11" x 6'04" - 2.72m x 1.93m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: OFF STREET AND GARAGE

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: "A to G / N/A"

EPC RATING: D

FH00008619.SD.SD.05/03/24.V.1



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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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