



Benton Park Road

Benton

An opportunity to purchase this traditional 3 bedroom semi detached house occupying a generous plot with large garden to the rear. The property offers generous accommodation with great potential. It also benefits from UPVC double glazing, gas fired central heating, driveway and attached garage. There are frequent bus and metro links nearby as well as excellent schools, shops and amenities.

Guide Price **£250,000**

0191 284 7999

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ROOK
MATTHEWS
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ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Double glazed entrance door, double glazed window, staircase to first floor with spindle banister, radiator.

SITTING ROOM 12'2 (plus bay) x 11'10 (plus alcove) (3.71 x 3.61m)

Double glazed bay window to front, feature fireplace, archway to dining room.



DINING ROOM 13'3 x 11'7 (plus alcove) (4.04 x 3.53m)

Double glazed door to rear garden.

KITCHEN 14'7 x 6'6 (4.45 x 1.98m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, double drainer sink unit, gas cooker point, part tiled walls, double glazed windows.

UTILITY

Space for automatic washer, combination boiler, door to garage, double glazed door to rear.



BEDROOM ONE 12'10 x 11'3 (plus alcove) (3.91 x 3.43m)

Radiator.

BEDROOM TWO 12'9 x 11'5 (plus alcove) (3.89 x 3.48m)

Double glazed window to rear, radiator.

BEDROOM THREE 8'11 x 7'5 (2.72 x 2.26m)

Double glazed window to front, radiator.

FAMILY BATHROOM

Panelled bath, pedestal wash hand basin, part tiled walls, radiator, double glazed frosted window.

SEPARATE W.C.

Low level WC, double glazed frosted window.

FRONT GARDEN

Lawned area, flower, tree and shrub borders, paved driveway.

REAR GARDEN

Laid mainly to lawn, patio, fenced boundaries.

GARAGE

Attached, up and over door.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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: C

EPC RATING: D

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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.

16 Branches across the North-East

