



Portrush Way | Benton | NE7 7UR

£175,000

An opportunity to purchase this 2 bedroom end terraced house located within this popular residential area. The property occupies a generous plot with southerly facing garden, driveway and large orangery. It is well positioned for access to local shops, schools, amenities and transport links. Briefly comprising entrance hallway with staircase leading to the first floor. There is a good size sitting room together with a dining kitchen and large orangery to the rear. There is a wc to the half landing with walk-in cupboard to the first floor landing. There are 2 double bedrooms together with a bathroom with shower. Externally to the rear is generous southerly facing garden with raised patio area and driveway. There is a gravelled garden to the front. Additional features include gas fired central heating and UPVC double glazing.

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End terraced house

2 double bedrooms

Large orangery

Southerly facing garden

Driveway to rear

**Access to local shops, schools,
amenities and transport links**

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Double glazed entrance door, staircase to first floor, radiator.

SITTING ROOM 21'4 x 12'10 (6.50 x 3.91m)

Double glazed window to front and rear, radiator, laminate flooring.

ORANGERY 12'11 x 10'11 (3.94 x 3.33m)

Double glazed windows, double glazed French door.

DINING KITCHEN 13'7 x 11'7 (4.14 x 3.53m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in electric hob, space for automatic washer, double glazed window to rear, laminate flooring.

STORE

Combination boiler

HALF LANDING

SEPARATE W.C.

Low level WC.

FIRST FLOOR LANDING

Double glazed window, walk-in cupboard.

BEDROOM ONE 12'0 x 11'11 (3.66 x 3.63m)

Double glazed window to front and rear, laminate flooring, radiator.

BEDROOM TWO 12'0 x 9'11 (3.66 x 3.02m)

Double glazed window, radiator, laminate flooring.

FAMILY BATHROOM

Panelled bath with shower over, pedestal wash hand basin, tiled walls, double glazed frosted window to rear.

FRONT GARDEN

Mainly gravelled.

REAR GARDEN

Mainly gravelled, southerly facing, patio, gated access to side, driveway.

T: 0191 284 7999

Gosforth@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

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

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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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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