

# 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 compromising 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.





# End terraced house

Large orangery

Driveway to rear

# 2 double bedrooms

Southerly facing garden

Access to local shops, schools, amenities and transport links

For any more information regarding the property please contact us today

#### **PROPERTY DESCRIPTION:**

radiator.

ENTRANCE DOOR LEADS TO: ENTRANCE HALL Double glazed entrance door, staircase to first floor,

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.

Mainly gravelled.

to side, driveway.

**REAR GARDEN** Mainly gravelled, southerly facing, patio, gated access

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## PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas Broadband: Fibre Mobile Signal Coverage Blackspot: No Parking: Driveway

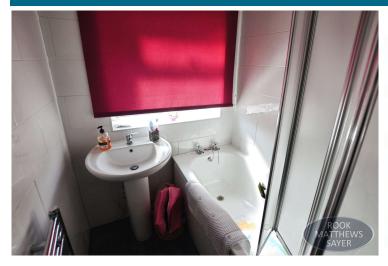
## TENURE

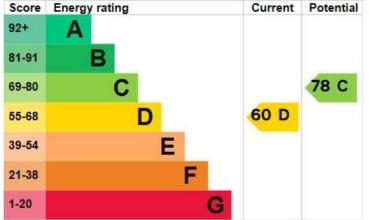
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

EPC RATING: C

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