



Benton Park Road | Benton | NE7 7NB

# Offers Over £275,000

A very well appointed and much improved traditional detached bungalow conveniently located close to shops, amenities, bus and metro links. The property offers generous accommodation with 2 reception rooms, 2 double bedrooms and good size conservatory to the rear. It also benefits from a modern fully fitted kitchen and shower room with walk in shower together with large boarded loft space with dormer window. There are lovely gardens to the front and rear together with driveway and attached garage. Additional features include gas fired central heating and UPVC double glazing.

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**Traditional detached**

**2 Double bedrooms**

**2 Reception rooms**

**Modern fully fitted kitchen**

**Good size conservatory**

**Lovely gardens**

For any more information regarding the property please contact us today

#### **ENTRANCE DOOR LEADS TO ENTRANCE HALL**

Double glazed entrance door, access to large boarded loft space with Domer window.

#### **SITTING ROOM 12'10 x 11'9 (3.91 x 3.58m)**

Double glazed bay window to front, feature fireplace, radiator.

#### **DINING ROOM 11'9 x 11'5 (3.58 x 3.48m)**

Double glazed French door, radiator.

#### **CONSERVATORY 11'0 x 9'5 (3.35 x 2.87m)**

Double glazed windows to rear and side, double glazed French door, hardwood flooring, radiator.

#### **KITCHEN 11'9 x 8'0 (3.58 x 2.44m)**

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in ceramic hob, extractor hood, space for automatic washer, integrated dishwasher, double glazed window.

#### **BEDROOM ONE 14'3 x 12'2 (4.34 x 3.71m)**

Double glazed bay window to front, radiator.

#### **BEDROOM TWO 10'0 x 8'6 (3.05 x 2.59m)**

Double glazed window to rear, radiator.

#### **SHOWER ROOM**

Double glazed window, walk-in double shower, wash hand basin, low level WC.

#### **FRONT GARDEN**

Paved driveway.

#### **REAR GARDEN**

Laid to lawn, planted borders.

#### **GARAGE**

Attached, up and over door, light and power points.

**T: 0191 284 7999**

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### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: TBC

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: D**

**EPC RATING: D**

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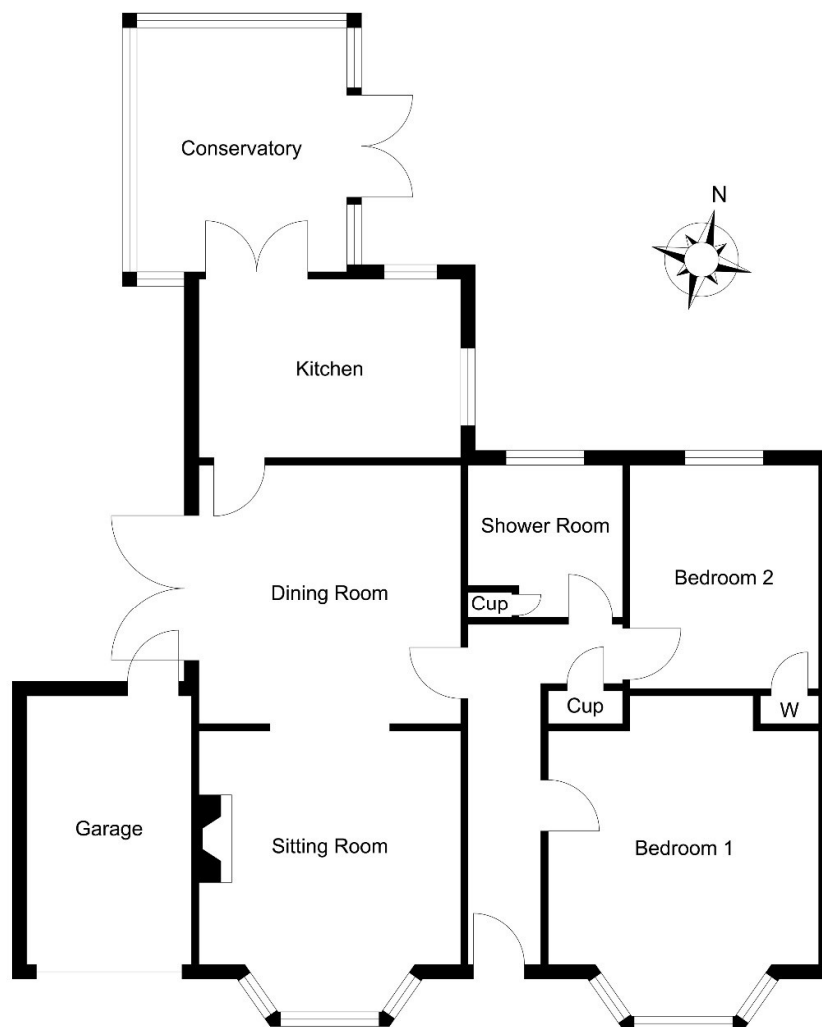
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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## Benton Park Road

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 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.

