

6 Low Gardens, East Benton Rise



Offers over £185,000

Nicely situated on the EAST BENTON RISE ESTATE is this FREEHOLD semi-detached house. The property occupies a cul-de-sac position with a PLEASANT OUTLOOK to the front and boasts THREE DOUBLE BEDROOMS. Arranged over three floors the home is SUPERBLY PRESENTED throughout and offers all the refinements of a newer build property that would make a FANTASTIC FIRST TIME BUY.

To the ground floor there is a good size lounge, modern breakfasting kitchen and a cloaks/WC. There are two double bedrooms on the first floor as well as the bathroom; the master bedroom is situated on the second floor. Externally there are TWO PARKING BAYS to the front and a private garden to the rear. Council tax band B. Energy rating C

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The Property Comprises

Entrance

Double glazed composite entrance door, radiator, inner door leading into the lounge.

Lounge

14'7" x 11'10" (4.44 x 3.60) Double glazed window, laminate flooring, storage cupboard and radiator.



Rear Lobby

Stairs to the first floor landing, laminate flooring.

WC

4'4" x 4'3" (1.32 x 1.29) Low level WC, wash hand basin and radiator.



Kitchen

11'9" x 8'11" (3.59 x 2.71) Fitted with a range of wall and base units with contrasting work surfaces over, integrated oven and hob with extractor hood over, 1.5 bowl sink unit, tiled splashbacks. Double glazed window, radiator and double glazed French doors leading out to the rear garden.



First Floor Landing

Stairs to the second floor landing, radiator.

Bedroom 2

11'10" x 10'5" (3.60 x 3.17) Double glazed window, radiator and double glazed door opening onto a Juliette balcony.



Bedroom 3

11'10" x 8'9" (3.60 x 2.66) Double glazed window, radiator.



Bathroom

7'10" x 5'7" (2.40 x 1.70) Comprising; bath with shower over, low level WC and wash hand basin. Part tiled walls, double glazed window and radiator.



Second Floor Landing

Storage cupboard, access to bedroom 1.



Bedroom 1

23'8" x 11'9" (7.22 x 3.57) Double glazed window to the front elevation, large storage cupboard, double glazed skylight window, radiator.

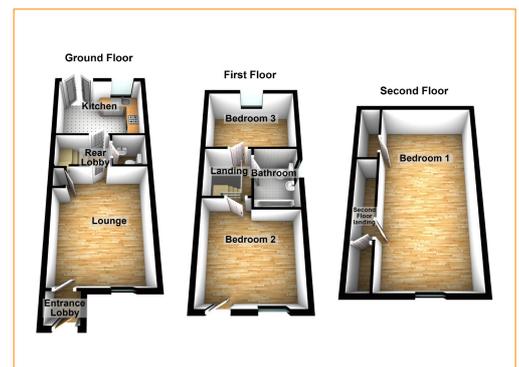


External

To the front of the property there are tow parking bays directly outside of the property and a side access gate which leads to the rear garden. The rear garden is mostly laid to lawn together with a paved patio area and a fenced perimeter.

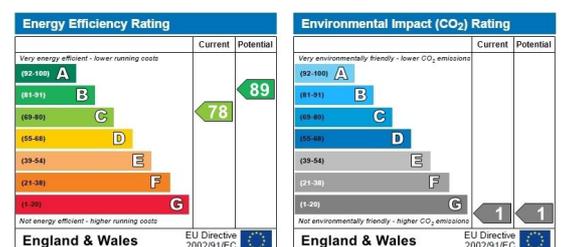


FLOOR PLANS



These plans are intended as a guide only, they are NOT TO SCALE. They are provided to give an overall impression of room layout and should not be taken as being scaled drawings.

ENERGY EFFICIENCY AND ENVIRONMENTAL IMPACT



VIEWING ARRANGEMENTS

To arrange a viewing, please call 0191 2953322 or e-mail us; info@next2buy.com

Open Hours;
Monday 9am - 6pm
Tuesday 9am - 6pm
Wednesday 9am - 6pm
Thursday 9am - 6pm
Friday 9am - 6pm
Saturday 9am - 4pm

N/B The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

VIEWING APPOINTMENT

TIME

DAY/DATE

VENDORS NAME (S)

QR CODE

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