

46 Benwell Lane, Benwell



## Guide price £90,000 to £100,000

\*\*\* GUIDE PRICE £90,000 - £100,000 \*\*\* NO ONWARD CHAIN \*\*\* TWO RECEPTION ROOMS \*\*\* THREE BEDROOMS \*\*\* PLEASANT REAR OUTLOOK \*\*\* GARAGE \*\*\* UPDATING REQUIRED \*\*\* FREEHOLD \*\*\* ENERGY RATING C \*\*\*

No further chain is involved with this semi-detached house on Benwell Lane. The property offers good sized family accommodation and sits on a good size plot. Inside the home there is a spacious lounge through dining room, a kitchen which provides direct access into the garage. On the first floor level there are three bedrooms and a re-fitted shower room. The property has double glazing, gas central heating, driveway parking and a rear garden which has a pleasant outlook. To arrange an internal inspection please contact the next2buy sales team on 0191 2953322.

### The Property Comprises:

#### Entrance Hall

Double glazed entrance door, double glazed window to the front elevation, single radiator, stairs to the first floor accommodation, access into the kitchen and reception rooms.



#### Lounge

12'2" x 12'5" (3.71m x 3.78m) The lounge and dining room are combined. Double glazed bay window to the front elevation, double radiator, wall mounted gas fire.



#### Dining Room

14'8" x 11'0" (4.47m x 3.36m) Double glazed window to the rear elevation, wall mounted electric fire, archway from the lounge.



#### Kitchen

11'3" x 7'11" (3.44m x 2.41m) Double glazed window to the rear elevation, double radiator, access into the garage. Fitted with a range of wall and floor units with counter surfaces, stainless steel sink unit, built in gas hob, electric oven with extractor hood over, plumbing and space for a washing machine, space for a fridge freezer.



### First Floor Landing

Access into the bedrooms, shower room and loft.



### Bedroom One

12'2" x 9'7" (3.72m x 2.91) Double glazed bay window to the front elevation, sliding door fitted wardrobes.



### Bedroom Two

14'8" x 9'10" (4.48m x 2.99m) Double glazed window to the rear elevation, single radiator.



### Bedroom Three

8'9" x 8'2" (2.67m x 2.48m) Double glazed window.



### Bathroom

7'10" x 7'9" (2.40m x 2.37m) A re-fitted suite comprising: low level WC, bath, pedestal wash basin vanity unit, double shower cubicle, two double glazed windows, heated towel rail.

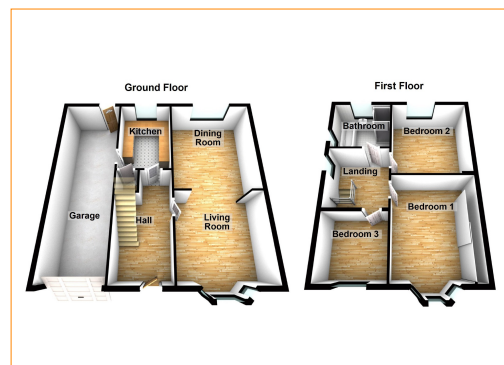


### Gardens and Garage

The home sits on a decent sized plot. There are gardens to the front and rear. Alongside the front garden is a driveway leading to a single garage. The garage is a good length and attached, with a roller shutter and access into the kitchen. To the rear there is a private garden with a pleasant outlook. Please note there are outside steps leading to the main residence.

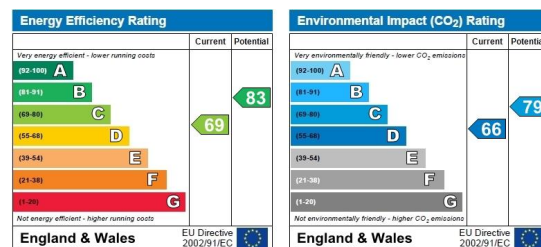


### FLOOR PLANS



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](mailto:info@next2buy.com)

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