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Parkland,
Benton

Newcastle Upon Tyne, NE12 8AL

Offers in Excess of £170,000

3 Bedrooms

1 Bathrooms

1 Reception

Three Bedroomed End Link
Modern Dining Kitchen With Fitted Appliances
Gas Central Heating & UPVC Double Glazing
Modern Family Bathroom

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ENTRANCE PORCH:
Double glazed main entrance door leading to the porch with inner door to:

LIVING ROOM: 13' 1" x 16' 9" (3.98m x 5.10m) Approx.
Located to the front of the property with a double glazed window, open plan staircase to the first floor and storage cupboard under, inglenook fireplace, television point and a central heated radiator.

DINING KITCHEN: 16' 9" x 11' 8" (5.10m x 3.55m) Approx.
Located to the rear of the property with a double glazed window and double glazed French doors which lead out to the garden. Quality range of white high gloss wall and base units with laminate work surfaces and inset white composite sink and drainer unit with mixer tap. Built in electric oven and electric halogen hob, integral dishwasher, fridge freezer and washing machine, built in pantry cupboard, real wood flooring and a central heated radiator.

STAIRS TO THE FIRST FLOOR:
Landing with access to the loft which has been boarded and accessed via ladder.

BEDROOM ONE: 9' 7" x 12' 9" (2.92m x 3.88m) Approx.
Located to the front of the property with a double glazed window and a central heated radiator.

BEDROOM TWO: 9' 2" x 11' 9" (2.79m x 3.58m) Approx.
Located to the rear of the property with a double glazed window and a central heated radiator.

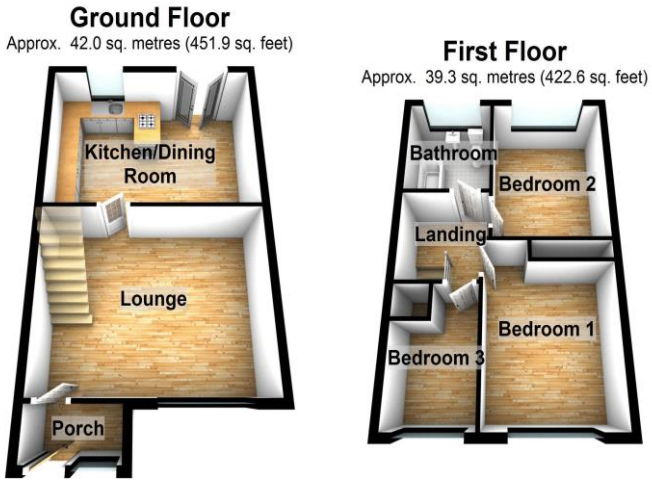
BEDROOM THREE: 9' 4" x 7' 0" (2.84m x 2.13m) Approx.
Located to the front of the property with a double glazed window, built in cupboard and a central heated radiator.

BATHROOM:
Located to the rear of the property with a double glazed window and fitted with a modern white suite which comprises: Shower bath with glass screen, wall mounted wash hand basin with mixer tap and a low level wc with concealed cistern with push button flush. Feature built in television, chrome ladder radiator, tiled walls and floor.

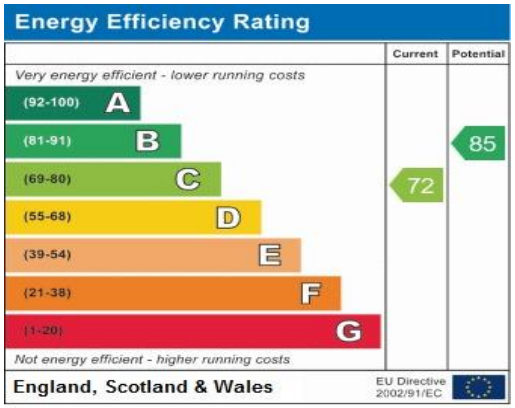
EXTERNALLY:
Open plan garden to the front with easy to maintain gravelled areas and decked step. To the rear a private garden with westerly aspect, with ever lasting lawn.

GARAGE:
Single garage located to the rear in a separate block.

TENURE:
We have been informed by the seller that the property is Freehold. Clarification of this should be sought via a solicitor.



Total area: approx. 81.2 sq. metres (874.5 sq. feet)



Address:
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