



# northwood



INCORPORATING

# BOWES MITCHELL



**OFFICE  
ADDRESS**

172 Benton Road, Benton,  
Newcastle upon Tyne, NE7 7UH  
[01912664455](tel:01912664455)



**OPENING  
HOURS**

**Mon-Fri: 9:30 – 17:30**  
**Saturday: 9:30 – 12:30**  
**Sunday: Closed**



BOWES  
MITCHELL  
Estate Agents  
FOR SALE  
0191 266 4433  
easystart

# Property Description Eastfield Road, Benton

Rare to market is this modern semi detached bungalow located on the popular Eastfield Road in Benton. One of only two bungalows built, the property offers spacious accommodation which comprises, three bedrooms, the master with access to sunroom, modern kitchen and shower room, separate WC and a generous sized living / dining room. Externally there is ample off street parking and a small paved garden to the rear. Within easy reach of the local shops and Metro Stations. We anticipate a lot of interest in this property and would recommend viewing ASAP.

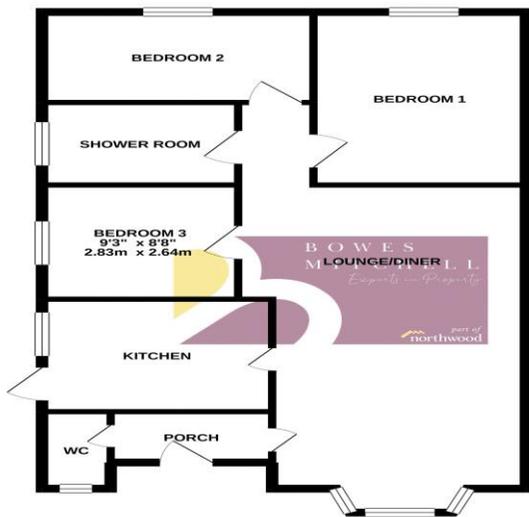


EPC Rating: D

Freehold

Council Tax: C





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The materials, systems and appliances shown herein are based on current practice and are not guaranteed to be in place at the time of completion of the contract. © 2024

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Address:

Eastfield Kiril, Benton

## Separate WC:

**Living Room:** 12' 0" x 25' 7" (3.65m x 7.79m) Approx.

**Kitchen:** 9' 7" x 8' 6" (2.92m x 2.59m) Approx.

**Bedroom Three:** 8' 7" x 10' 10" (2.61m x 3.30m) Approx.

## Inner Hallway:

**Bedroom One:** 10' 10" x 13' 0" (3.30m x 3.96m) Approx.

## Conservatory:

**Bedroom Two:** 8' 9" x 9' 11" (2.66m x 3.02m) Approx.

## Shower Room:

## Externally:

With a small garden to the front, a double length driveway and to the rear a paved garden.

## Tenure:

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

- Modern Semi Detached Bungalow
- Three Bedrooms
- Spacious Living Room
- Sunroom Accessed From Bedroom
- Modern Kitchen & Shower Room
- No Onward Chain / Popular Location

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.