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COLLIERY CLOSE, BENTON, NE12

Offers Over £350,000

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Well-Proportioned Three-Bedroom Detached Home with Attached Garage, Driveway, and a South-Facing Rear Garden. Positioned on a Generous Plot with an Open Aspect Overlooking the Newcastle United Training Ground.

The internal layout includes a dining room, rear lounge with garden access, and a kitchen. The property also offers three bedrooms, including a principal bedroom with en suite facilities, and a family bathroom.

Located in Benton, this home enjoys a peaceful setting within a popular residential development, close to local amenities, schools, and strong transport links across Newcastle and the wider region.

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Internal accommodation briefly comprises: Entrance into a central hallway with access into the dining room at the front of the property. Just beyond this is a spacious rear-aspect lounge, which offers direct access to the garden through French doors and enjoys plenty of natural light. Off the inner hallway is a ground floor WC, and to the rear of the layout is a well-sized kitchen with wall and base units, integrated appliances, and its own access out to the garden.

Upstairs, the first-floor landing leads to three bedrooms, including a generous principal bedroom with en suite shower room. There is also a family bathroom fitted with a three-piece suite including bath, overhead shower, washbasin and WC.

Externally, the property benefits from a driveway and attached garage providing off-street parking. To the rear is a particularly impressive south-facing garden, backing onto open space with no properties overlooking. Instead, it enjoys an open aspect across the Newcastle United Football Club Academy's training ground, offering excellent privacy and an appealing outlook.



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TENURE : Freehold

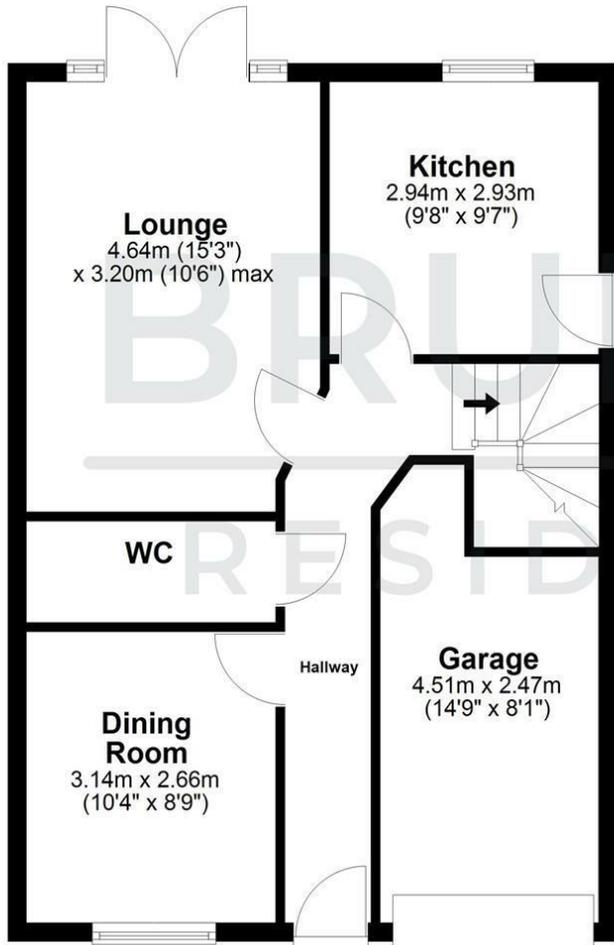
LOCAL AUTHORITY : North Tyneside Council

COUNCIL TAX BAND : D

EPC RATING : B

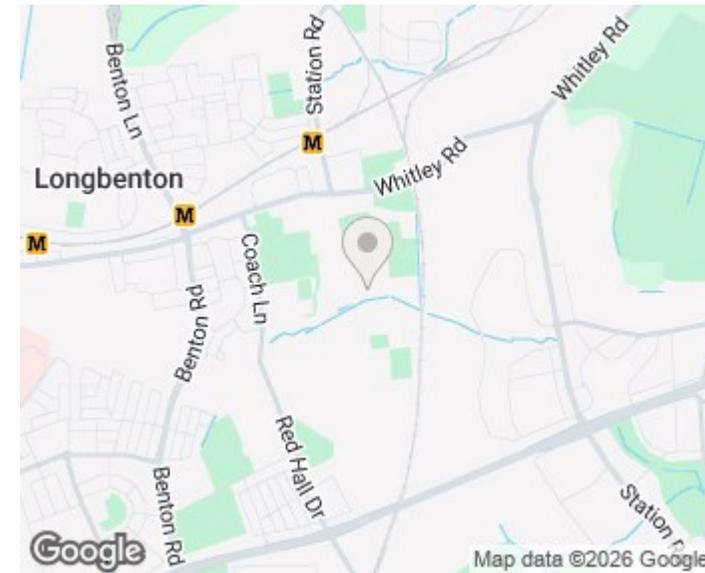
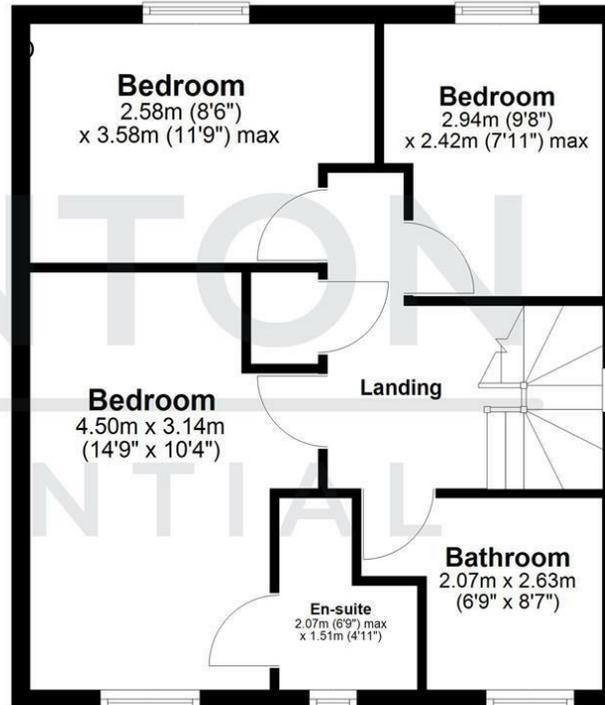
Ground Floor

Approx. 56.3 sq. metres (606.4 sq. feet)



First Floor

Approx. 44.5 sq. metres (478.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		82	82
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			