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COLLIERY CLOSE, BENTON, NEWCASTLE UPON TYNE, NE12

Asking Price £349,995

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Well Presented Detached Family Home Boasting Two Great Reception Rooms, Kitchen, Ground Floor W.C., Three Bedrooms including One with En-Suite Shower Room, Family Bathroom, Off Street Parking plus Garage!

Benefiting from well proportioned rooms, modern conveniences and a private enclosed rear garden, the property comprises an entrance hall leading to a dining room at the front with tiled flooring, a convenient WC, and a comfortable living room with French doors opening onto the rear garden. To the rear of the property is a well-equipped kitchen with fitted wall and base units, integrated appliances and access to the garden. Upstairs, there are three bedrooms, including two doubles with built-in wardrobes, with the principal bedroom benefiting from an en-suite shower room. A family bathroom serves the remaining bedrooms.

Colliery Close is located in the popular residential area of Benton, offering excellent access to local shops, schools and amenities. The area benefits from good transport links, including nearby Metro stations and road connections to Newcastle city centre, the coast and surrounding areas.

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The internal accommodation comprises: an entrance hall that gives access to a dining room to the right, which benefits from tiled floors and a window overlooking the front of the property. Immediately adjacent to this is a convenient ground-floor WC, followed by a welcoming living room, which enjoys French doors leading out to the rear garden. At the end of the hallway are the stairs to the first floor, as well as the kitchen that is well-equipped with a range of fitted wall and base units, integrated appliances, a window overlooking the rear garden, and a door giving outside access.

The first-floor landing provides access to three bedrooms, two of which are comfortable doubles with built-in wardrobes, while the third bedroom is smaller and would serve well as a child's bedroom or a home office. The large bedroom to the front benefits from an en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom with a shower over the bath.

Externally, the property enjoys a driveway leading to the garage, providing convenient off-street parking, with a small front lawn. To the rear, there is a well-maintained garden enclosed with timber fencing. The garden is laid to lawn and provides the ideal space for everyday family life and entertainment.



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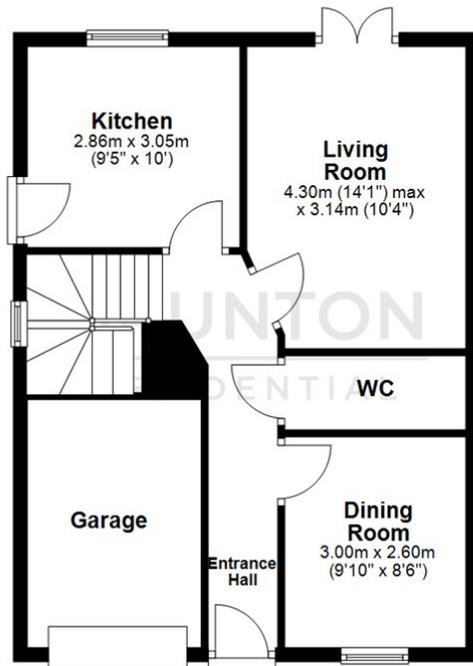
TENURE : Freehold

LOCAL AUTHORITY : North Tyneside CC

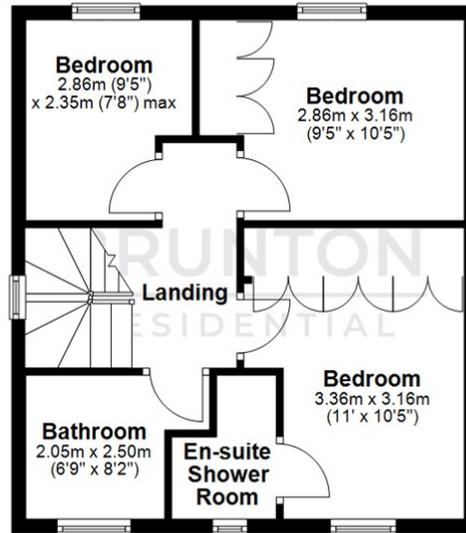
COUNCIL TAX BAND : D

EPC RATING : C

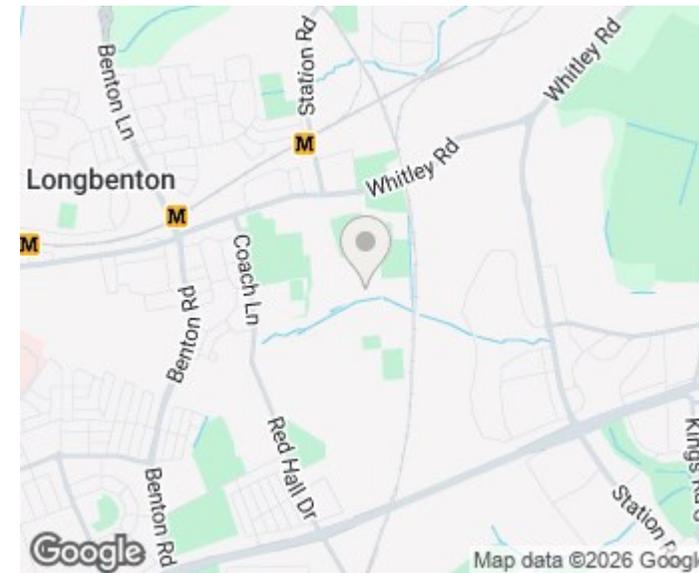
Ground Floor
Approx. 53.8 sq. metres (579.4 sq. feet)



First Floor
Approx. 44.7 sq. metres (480.6 sq. feet)



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
77	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 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	