



Carlton Road Benton

- Semi Detached
- Spacious Living
- Three Bedrooms
- West Facing Garden
- FREEHOLD

£ 349,950 Offers Over



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Carlton Road

Benton

PROPERTY DESCRIPTION

Presenting for sale, this beautifully neutrally decorated, semi-detached property located on Carlton Road, Benton, ideal for families. The property is conveniently located with easy access to public transport links, nearby schools, local amenities, and serene green spaces, all while being situated in a quiet locale.

Inside, the property offers high ceilings and is flooded with natural light. It features two spacious reception rooms. Reception room one is equipped with built-in storage and a large bay window, providing the perfect setting for relaxation and entertainment. The second reception room boasts a cozy fireplace, a garden view, and direct access to the west-facing garden, offering a tranquil retreat from your busy day.

The property includes a modern kitchen, equipped with the latest appliances and ample dining space for family meals. There is also access into the garage. Additional to the ground floor is a W.C.

There are three bedrooms in total; two are generous double bedrooms and the third is a spacious single room. The master bedroom and second bedroom both come with built-in wardrobes, and the latter offers a delightful view of the garden. The family bathroom is well-equipped with a bath tub and a separate shower cubicle, offering both convenience and luxury.

The property also benefits from off-street parking and a lovely west-facing garden, perfect for enjoying the evening sun.

In summary, this property is an excellent choice for a family home, offering space, functionality, and a desirable location.

Reception Room One: 15'04" (into bay) x 12'08" (into alcove) - 4.67m x 3.86m

Reception Room Two: 17'11" (into bay) x 12'08" (into alcove) - 5.46m x 3.86m

Kitchen: 17'06" x 7'01" - 5.33m x 2.16m

W.C.

Bedroom One: 16'01" (into bay) x 9'11" (+ wardrobes) - 4.90m x 3.02m

Bedroom Two: 15'04" (into bay) x 12'02" (into alcove) - 4.67m x 3.71m

Bedroom Three: 10'06" (into bay) x 7'07" - 3.20m x 2.31m

Bathroom: 8'00" x 8'11" - 2.44m x 2.72m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY AND GARAGE

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: TBC

FH00008686.SD.SD.14/5/24.V.1



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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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