



Midhurst Road Benton

- Semi Detached
- Two Reception Rooms
- Three Bedrooms
- West Facing Garden
- FREEHOLD

£ 340,000 Offers Over



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Midhurst Road

Benton

PROPERTY DESCRIPTION

For sale is this immaculate semi-detached property on the ever popular Midhurst Road, Benton, ideal for both couples and families. The property benefits from two spacious reception rooms, both with large windows and fireplaces. The first reception room features a stunning bay window, while the second offers a lovely garden view and direct access to the west-facing garden.

The property boasts a modern kitchen, complete with ample storage, modern appliances, and a convenient pantry cupboard. The kitchen also provides access to the garden, perfect for al fresco dining or entertaining during the warmer months.

Upstairs, you will find three bedrooms. The master bedroom is notably spacious, offering a comfortable double bed and built-in wardrobes. The second double bedroom also features spacious built-in wardrobes, along with peaceful views of the garden. The third bedroom, a single, comes complete with built-in wardrobes and can easily double up as a home office.

The property's bathroom is fitted with a heated towel rail and enjoys the benefit of dual windows, allowing for plenty of natural light.

Unique features of the property include a garage, off-street parking, and a west-facing garden. There is also access into the fully boarded loft space with Velux windows, making this a great play space or home office.

The property's location is another standout feature, with excellent public transport links, nearby schools, local amenities, and green spaces all within easy reach.

This property truly offers the perfect blend of convenience, comfort, and charm.

Living Room: 15'05" (into bay) x 11'05" (into alcove) - 4.70m x 3.48m
Dining Room: 13'04" x 11'05" (into alcove) - 4.06m x 3.48m
Kitchen: 12'06" (max) x 9'05" - 3.81m x 2.87m
Bedroom One: 16'02" (into bay) x 9'08" (+ wardrobes) - 4.93m x 2.95m
Bedroom Two: 12'05" x 9'08" (+ wardrobes) - 3.78m x 2.95m
Bedroom Three: 8'11" x 7'07" - 2.72m x 2.31m
Bathroom: 8'10" (max) x 6'05" - 2.69m x 1.96m

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS GAS
Broadband: FIBRE
Mobile Signal Coverage Blackspot: NO
Parking: GARAGE AND DOUBLE DRIVEWAY

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

FH0008704.SD.SD.19/6/24.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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