



## Southfield Road Benton

- Semi Detached
- Two Reception Rooms
- Two Generous Bedrooms
- Large Gardens
- FREEHOLD

**£ 259,950**



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# Southfield Road

Benton

## PROPERTY DESCRIPTION

For Sale: A charming, semi-detached property in a quiet location, boasting excellent public transport links, local amenities and nearby schools. This home is in good condition, presenting an excellent opportunity for both families and couples alike.

This welcoming home offers two spacious reception rooms, one of which benefit from large, dual aspect windows which allow for an influx of natural light. The first reception room is highlighted by a cosy log burner, providing a warm and inviting space for relaxation. The second reception room offers a tranquil view of the garden, perfect for entertaining or simply unwinding.

The property also features a spacious kitchen, providing ample room for culinary endeavours and access to the considerable garden. This outdoor space, along with the property's corner plot position, lends itself perfectly to those with green fingers or those who simply enjoy alfresco dining.

Two double bedrooms are situated within the property. The master bedroom is particularly notable, opening up to dual aspect windows and built-in wardrobes. The second bedroom also boasts spacious dimensions and built-in wardrobes, providing ample storage space.

The bathroom comprises of a stand-alone shower and bath, ensuring a versatile bathing experience.

Additional unique features of this property include off-street parking, owned solar panels and large gardens. The property also benefits from a 'D' EPC rating and is within council tax band 'C'.

In summary, this property offers a perfect blend of tranquillity and convenience, making it an ideal home for a variety of potential buyers.

Living Room: 17'09" x 12'05" - 5.41m x 3.78m

Dining Room: 15'07" x 12'05" (max) - 4.75m x 3.78m

Kitchen: 12'07" (max) x 13'10" (max) - 3.84m x 4.22m

W.C.

Bedroom One: 15'07" x 10'08" (+ wardrobes) - 4.75m x 3.25m

Bedroom Two: 10'11" x 12'05" (max) - 3.33m x 3.78m

Bathroom: 6'04" x 9'03" - 1.93m x 2.82m

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS & HEATPUMP

Broadband: FIBRE

Mobile Signal Coverage Blackspot: YES – WEAK SIGNAL

Parking: DRIVEWAY

## MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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:** D

FH00008837.SD.SD.10/10/24.V.1



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