

3 bed detached house to buy in

Colliery Close, Benton, Newcastle upon Tyne, Tyne and Wear, NE12 9TR

£310,000

x 3 x 2 x 1

Tenure

Freehold

Driveway & Garage parking

Property features

- Sold With No Onward Chain
- Three-bedroom detached home
- Main bedroom with en-suite shower room
- Downstairs WC
- EPC Rating C

Key Information

- Council Tax: Band D
- EPC Rating: C
- Heating supply: Gas

Arrange a viewing

Donna Briggs
Branch Manager
Forest Hall

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- Flexible viewing slots
- Accompanied viewings

Description

Pattinson are delighted to welcome to the market this three-bedroom detached home on Colliery Close, Forest Hall. With neutral décor throughout, fitted storage and gardens to the front and rear, the property offers a welcoming home for a range of buyers.

The ground floor comprises an entrance hallway, downstairs WC, a separate dining room and a bright lounge with glazed doors opening onto the rear garden. The fitted kitchen features contrasting work surfaces, a gas hob, integrated oven and integrated fridge/freezer, together with external access.

Upstairs, the main bedroom benefits from fitted wardrobes and an en-suite shower room. There are two further bedrooms, one with fitted wardrobes, and a family bathroom with a shower over the bath.

Externally, the driveway provides off-street parking and access to the integral garage, alongside a lawned front garden with established hedging. The enclosed rear garden is mainly laid to lawn, with a paved area and timber storage shed.

Get in touch now to arrange your viewing! Forest Hall Pattinson - 01912150677, Forest.hall@pattinson.co.uk

Council Tax Band: D

Tenure: Freehold

Price: £310,000

Property Type: Detached House

Parking: Driveway & Garage

Heating: Gas

External

A driveway provides off-street parking and access to the integral garage, alongside a lawned front garden with established hedging.



Entrance Hall

With neutral décor, tiled flooring and a radiator, providing access to the ground-floor accommodation.



Reception Room

2.64m x 3.28m (8'7" x 10'9")

Situated to the front of the property, with a double-glazed window, tiled flooring and a radiator. A versatile space suitable for dining or use as a home office.



Living Room

3.17m x 4.53m (10'4" x 14'10")

A bright reception room with neutral décor and fitted carpet. Glazed doors overlook and open onto the rear garden, allowing plenty of natural light into the room.



Downstairs W/C

2.62m x 1.08m (8'7" x 3'6")

Fitted with a WC and pedestal wash basin, with partially tiled walls, tiled flooring and a radiator.



Kitchen

2.93m x 2.97m (9'7" x 9'8")

Fitted with a range of wall and base units with contrasting work surfaces and tiled splashbacks. Includes a sink with mixer tap, integrated fridge/freezer, oven and a gas hob. Tiled flooring, a double-glazed window overlooking the rear garden and a door providing external access.



Landing

Bathroom

2.78m x 2.26m (9'1" x 7'4")

Fitted with a bath with shower over and glass shower screen, pedestal wash basin and WC. Includes tiled walls and flooring, a double-glazed window and a radiator.



Bedroom 1

3.15m x 3.98m (10'4" x 13'0")

With neutral décor, fitted carpet and a range of fitted wardrobes. Includes access to the en-suite shower room.



Ensuite

2.05m x 1.52m (6'8" x 4'11")

Fitted with a shower enclosure, WC and pedestal wash basin. Finished with partially tiled walls, tiled flooring, a radiator and a double-glazed window.



Bedroom 2

2.44m x 3.26m (8'0" x 10'8")

With a double-glazed window, fitted carpet, radiator and fitted wardrobes providing useful storage.



Bedroom 3

3.22m x 2.93m (10'6" x 9'7")

With neutral décor, fitted carpet, a double-glazed window and a radiator.

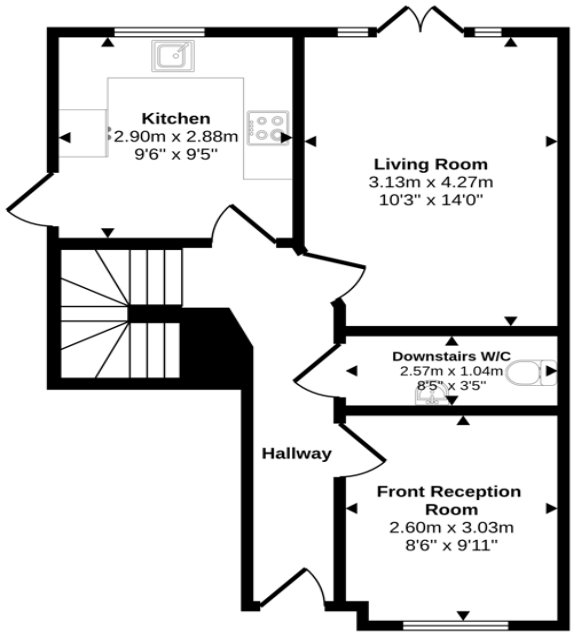


Garden

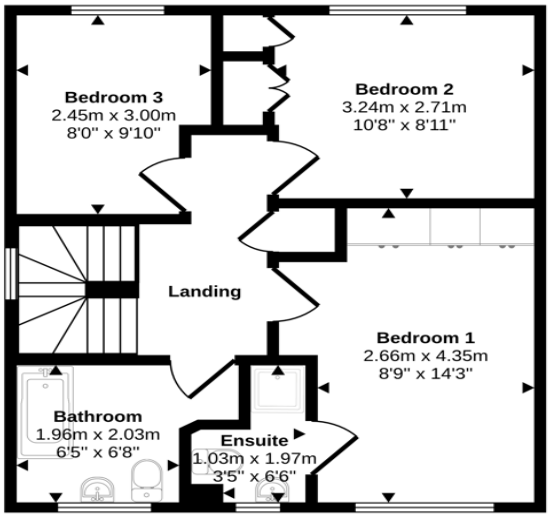
An enclosed rear garden, mainly laid to lawn, with a paved area and timber storage shed.



Approx Gross Internal Area
91 sq m / 976 sq ft

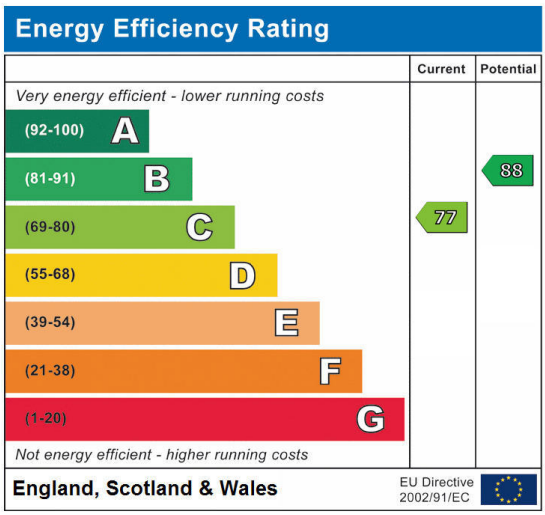


Ground Floor
Approx 44 sq m / 472 sq ft



First Floor
Approx 47 sq m / 503 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Colliery Close, Benton, Newcastle upon Tyne, Tyne and Wear, NE12 9TR

Contact your local branch today for more information on this property:

17a Station Road North, Forest Hall, Newcastle Upon Tyne, Tyne & Wear, NE12 7AR, Tel: 0191 2150677, forest.hall@pattinson.co.uk, www.pattinson.co.uk

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