

Fixed Price £299,950

Ministry Close, Benton, NE7



- Four bedroomed detached house
- Dining Kitchen
- Two car driveway
- Built by Taylor Wimpey
- Small front garden
- Single Garage with light and power
- Double glazing
- Good sized rear garden with patio
- Good decor

*** Additional photos and floor plan ready next week ***

Noel Harris Residential Sales are pleased to be selling this this realistically priced four bedroomed detached house. Built by Taylor Wimpey the property is located in a well regarded area that offers easy access to St Mary's School, the HMRC and DWP. The Freeman Hospital is also only a short walk away. Attractions include gas central heating, double glazing, a two car driveway and a detached garage. The decor is excellent throughout and features tiling upgrades to the kitchen and bathrooms. The

property is westerly at the front and easterly to the rear, but the back garden still gets a very good amount of daytime sunshine during the summer, and there are two patio areas, ideal for summer barbeques. Energy rating C. Council tax band D. Freehold.

Ministry Close, Benton, NE7

Main entrance door to

Hallway

With radiator, stairs to first floor and cupboard below.

Ground floor wc

With radiator, wc and wash basin.

Dining Kitchen

3.58m x 3.21m (11'9" x 10'6")

With modern fitted units, ample work surfaces, inset sink. Integrated gas hob, John Lewis electric oven, extractor hood, full size dishwasher and washing machine. Concealed ideal gas condensing boiler. Tiled floor. Spotlights.

Living room

5.36m x 4.11m (17'7" x 13'6")

With two radiators. Spotlights. Double glazed patio doors to garden. Walk in cupboard, with vent for tumble drier if needed.

First floor landing

With radiator. Access to loft. Storage cupboard with hanging space.

Bedroom one/master bedroom

3.21m x 3.81m (10'6" x 12'6")

With radiator.

En-suite to master bedroom

With radiator, wash hand basin, corner shower, tiled floor and walls with fitted mirror. Extractor fan.

Bedroom two

3.21m x 3.26m (10'6" x 10'8")

With radiator.

Bedroom three

2.08m x 2.23m (6'10" x 7'4")

With radiator.

Bedroom four

2.06m x 2.28m (6'9" x 7'6")

With radiator.

Bathroom

With radiator. White bath with shower and screen over, wash hand basin and wc. Tiled walls and floor with fitted mirror. Extractor fan.

Outside

Small lawned garden to front with westerly aspect. Two car driveway to side.

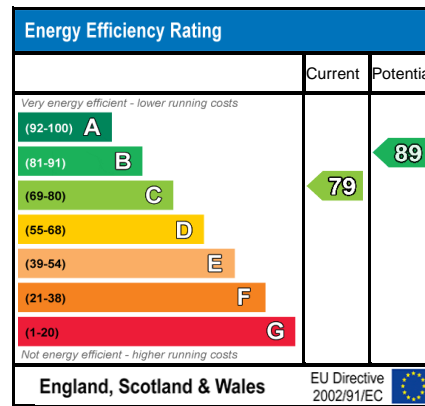
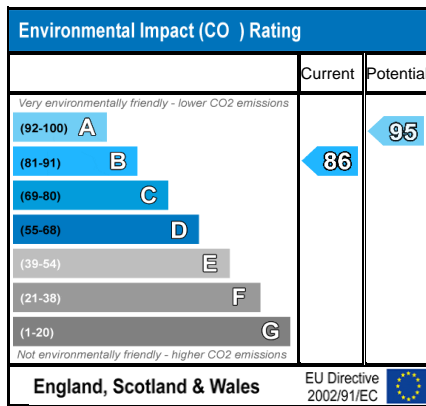
Single Garage

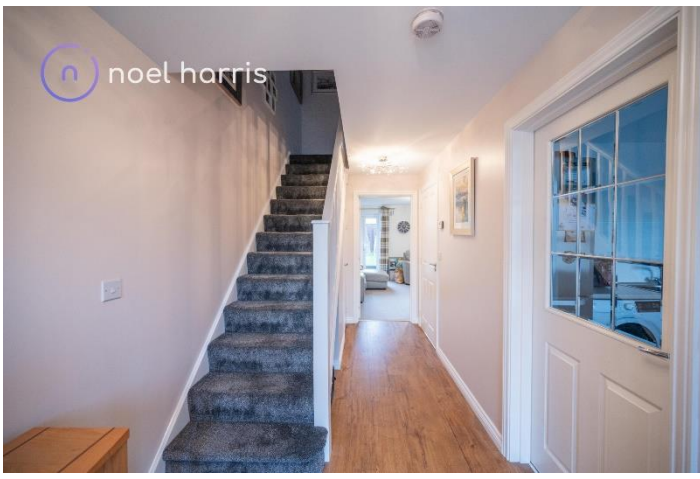
2.62m x 5.23m (8'7" x 17'2")

With up and over door, light and power.

Rear garden

Landscaped rear garden easterly aspect, two stone patio areas and astroturf lawn.





noel harris



noel harris



noel harris



noel harris



noel harris



noel harris

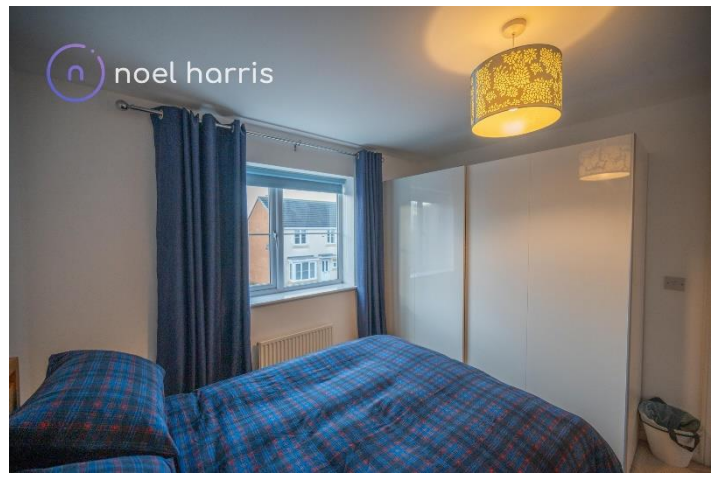


noel harris

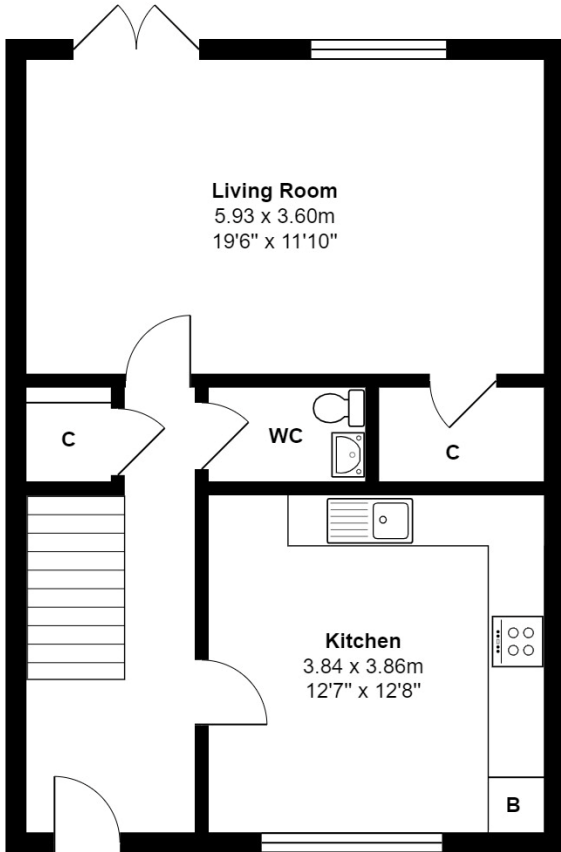


noel harris

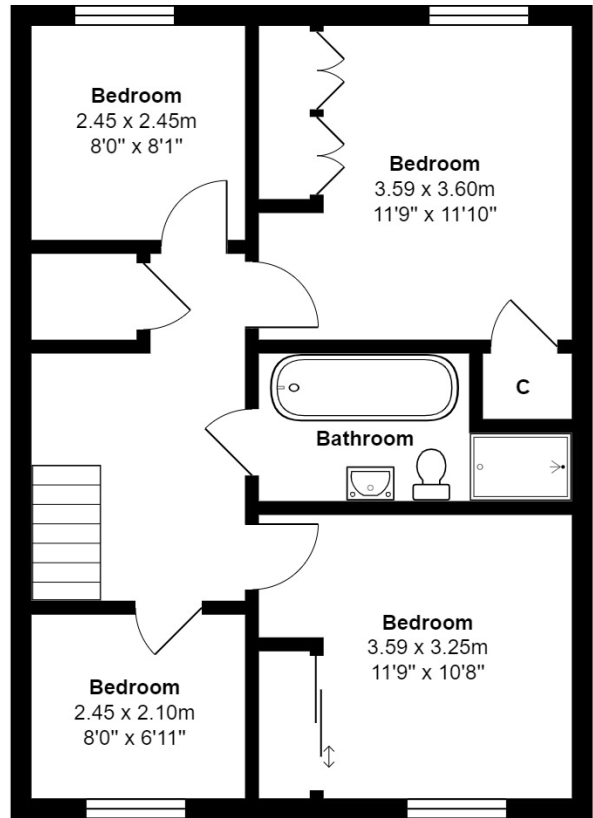




Ministry close



Ground Floor

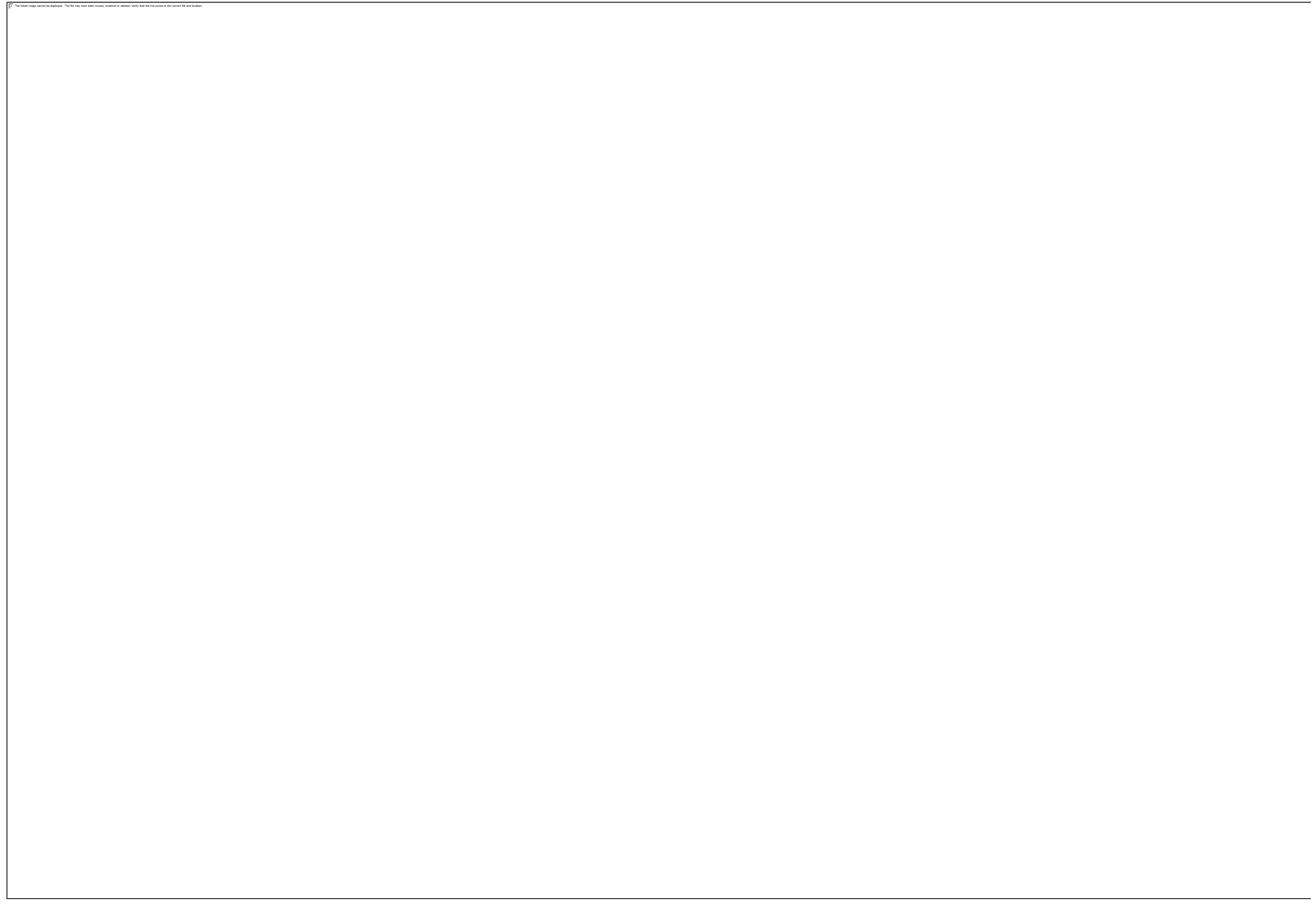


First Floor

Total Area: 107.3 m² ... 1155 ft²
All measurements are approximate and for display purposes only

Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS NOEL HARRIS HOME SALES

Spaceworks, Benton Park Road, South Gosforth, Newcastle upon Tyne, Tyne and Wear, NE7 7LX T: 01914862029 E: noel@noelharris.co.uk W: www.noelharris.co.uk

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER NOEL HARRIS HOME SALES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.