

## Offers in the region of £320,000

### Manor Park, Benton, NE7



- Semi detached town house
- Gas combi heating
- Lovely rear garden
- Four bedrooms
- Double glazing
- Good decor throughout
- Three storeys
- Carport
- Ensuite to main bedroom

Noel Harris Residential Sales are pleased to introduce this spacious and versatile semi detached town house. The house offers well kept accommodation throughout with upgraded bathroom fittings and a superbly presented low maintenance garden to the rear. Benefits include gas combi central heating with a modern Baxi boiler, double glazing and a kitchen with integrated washing machine, hob and oven. Other attractions include a very well fitted ensuite to the main bedroom, a ground floor cloaks/w.c. and good decor throughout. Viewing is highly recommended. Council tax band B. Freehold. Energy rating C.

# Manor Park, Benton, NE7

## Main front door to

## Hallway

With radiator. Real wood flooring.

## Ground floor w.c./cloaks

With radiator. Modern white suite with wash basin and w.c. Cupboard.

## Dining kitchen with living area

Two radiators. An excellent sized space with a range of fitted units to include washing machine, hob, oven and extractor hood. Patio doors to garden. Access door to carport.

## First floor landing

Radiator. Cupboard.

## Bedroom one

With radiator. Fitted wardrobes. Door to :

## Bathroom

With radiator. Bath with shower over, wash basin and w.c. Fitted cupboard with mirror and light.

## Bedroom two/reading snug

Radiator. Cupboard.

## Living room

With radiator. Electric multi function fire.

## Second floor landing

Radiator.

## Main bedroom

Radiator. Fitted wardrobes. Door to :

## Ensuite

With towel radiator, walk in shower, w.c. and wash basin.

## Bedroom three

With radiator. Fitted wardrobes.

## Bedroom four/study

With radiator.

## Outside

Town garden to front, integrated carport. Beautifully presented enclosed garden to rear with astro turf lawn and decking patio.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	







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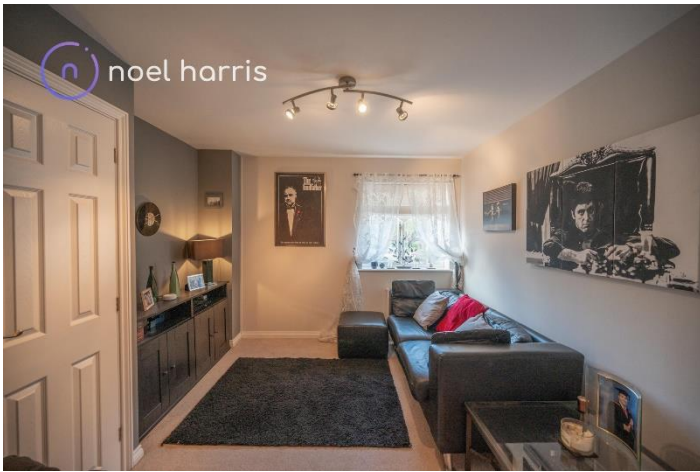


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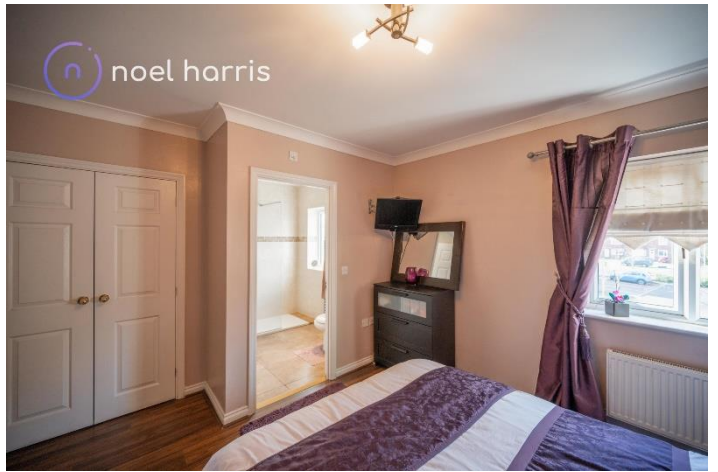
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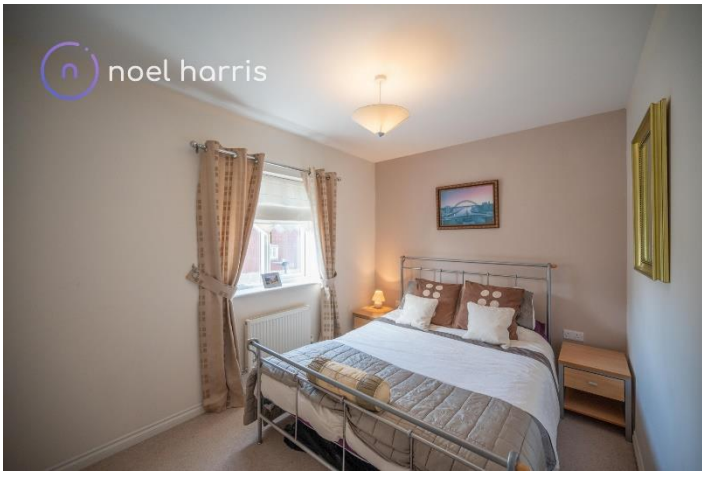
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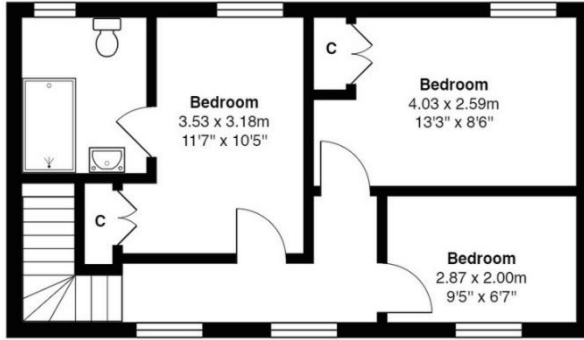
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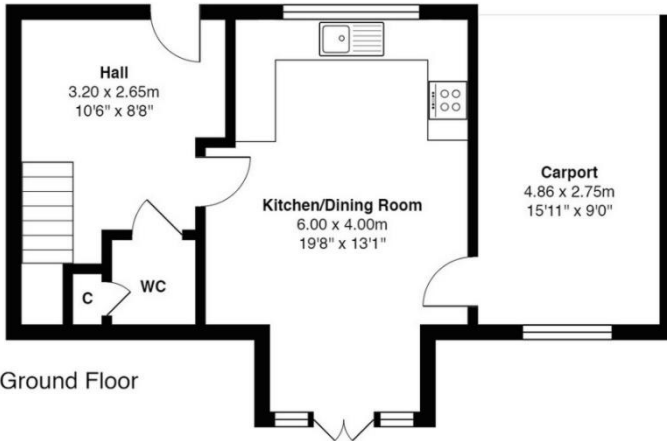
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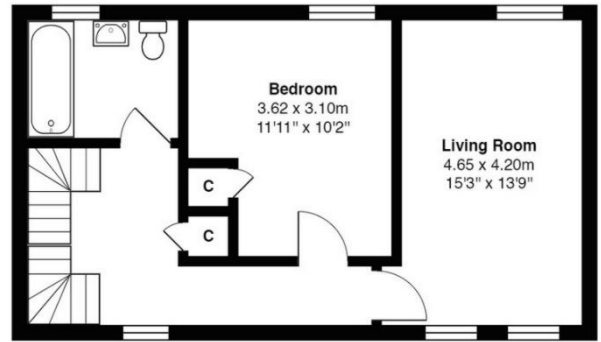
# 36 Manor Park



Second Floor



Ground Floor



First Floor

Total Area: 126.7 m<sup>2</sup> ... 1364 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## Directions

## Location

Manor Park is located within the very popular NE7 postcode and offers easy access to local bridle paths which offer easy access to the Freeman Hospital, DWP and HMRC offices. The Freeman Park with Jesmond Dene beyond is also within easy reach. At the nearby Four Lane Ends, there are a good range of shops, doctors' surgeries and two dentists. The area is also very well served by a choice of schools. The house is also very conveniently located for those who commute to the major centres of Tyneside and offers easy access to the Coast Road and Tyne Tunnel. A regular local bus service and Metro at Four Lane Ends make public transport a convenient option.



### VIEWING BY APPOINTMENT WITH AGENTS NOEL HARRIS HOME SALES

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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.

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