



## 3 bed semi-detached house to buy in NE12

Marquis Close, Benton, Newcastle upon Tyne, Tyne and Wear, NE12 9SB

**£190,000** Starting Bid

🏠 x3 🚗 x1 🚲 x1

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ Three Bedrooms
- ✓ Semi-Detached House
- ✓ No Upper Chain
- ✓ Close to Local Amenities and Transport Links
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Appealing to a wide variety of buyers is this larger than average well presented three bedroom semi detached house located on this sought after private road in Benton. The property is ideally located close to all local amenities, good schools, and good transport links to Newcastle City Centre, the Coast and South Tyneside.

The accommodation comprises; Porch, entrance hall with stairs to the first floor, lounge, kitchen with a good range of wall and base units, complimenting work surfaces, stainless steel sink with mixer tap, tiled splashback, space for appliances, UPVC double glazed window and radiator. To the first floor, three good size bedrooms and three piece bathroom/WC.

Externally to the front of the property is mainly block paved providing off street parking for multiple vehicles leading to the garage, small planted area and walled boundaries, to the rear is a private west facing garden mainly laid to lawn with paved patio areas, raised beds, large shed and fenced boundaries..

The property benefits from gas central heating and UPVC double glazing.

Properties in this area are extremely in demand so view early to avoid disappointment.

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g23d4a>

Please contact the Forest Hall Branch for further information or viewings

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £190,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Front External

To the front of the property is mainly block paved providing off street parking for multiple vehicles, small planted area and walled boundaries.



## Porch

Two UPVC double glazed windows to the front and UPVC double glazed door.

## Entrance Hall

With doors off to the lounge, kitchen and stairs to the first floor.

## Lounge

7.22m x 3.15m (23'8" x 10'4")

UPVC double glazed window to the rear, UPVC French doors leading to the rear garden, gas fire set into feature marble surround and radiator.



## Kitchen

4.22m x 3.35m (13'10" x 10'11")

With a good range of wall and base units, complimenting work surfaces, stainless steel sink with mixer tap, tiled splashback, space for appliances, UPVC double glazed window and radiator.



## Landing

With doors off to the bedrooms and bathroom/WC.

## Bedroom One

3.86m x 3.14m (12'7" x 10'3")

UPVC double glazed window to the rear, fitted bedroom furniture, flitted wardrobes with sliding doors and radiator.



## Bedroom Two

3.11m x 2.67m (10'2" x 8'9")

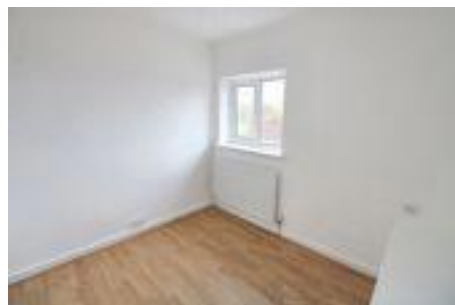
UPVC double glazed window to the rear, fitted bedroom furniture and radiator.



## Bedroom Three

2.95m x 2.30m (9'8" x 7'6")

UPVC double glazed window to the front and radiator.



## Bathroom/WC

2.35m x 1.51m (7'8" x 4'11")

White three piece bathroom suite comprising; bath with shower over, hand wash basin, low level WC, tiled walls, tiled floor, UPVC double glazed window and radiator.



## Rear Garden

West facing private rear garden mainly laid to lawn with paved patio areas, raised beds, large shed and fenced boundaries.



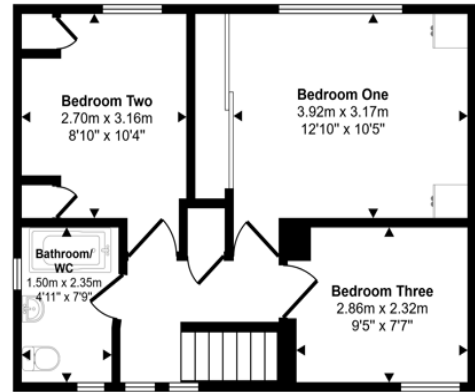
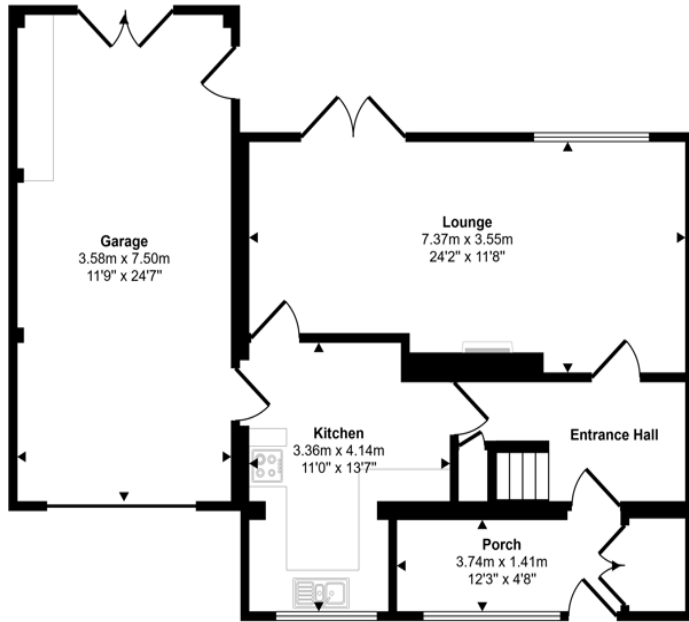
## Garage

7.33m x 3.50m (24'0" x 11'5")

With electric rolled shutter door the front, powered for lighting and sockets, UPVC double glazed French doors leading to the rear garden, UPVC double glazed door and access to the boiler.



Approx Gross Internal Area  
124 sq m / 1330 sq ft



First Floor  
Approx 42 sq m / 453 sq ft

Ground Floor  
Approx 81 sq m / 877 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>S4</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

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