



11 Manor Grove

Benton



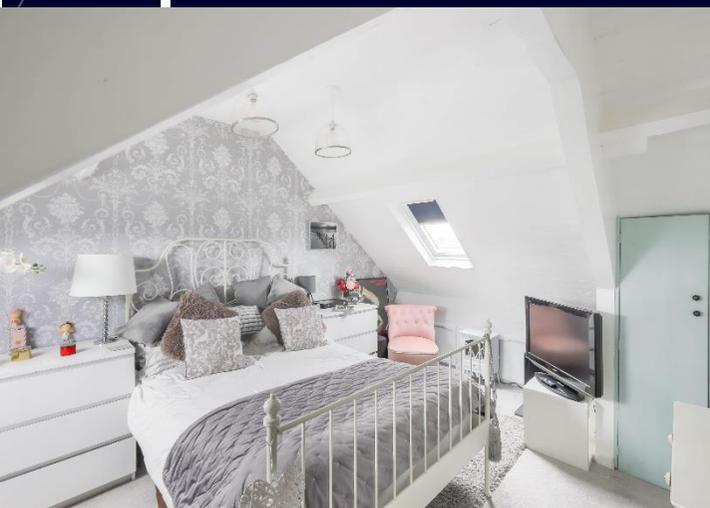
11 Manor Grove, Benton, Newcastle Upon Tyne, NE7 7XQ

Well Presented & Loft Converted Semi-Detached Family Home Boasting Four Bedrooms, Family Bathroom, Ensuite WC, Two Generous Reception Rooms, Off Street Parking & Lawned Rear Garden!

This excellent property is well positioned on the highly desirable Manor Grove, Benton. Manor Grove, which is positioned just off Benton Road, offers a great location for easy accessibility to local shops and amenities, Northumbria University Coach Lane Campus and many other excellent educational institutions, the Freeman Hospital and Four Lane Ends Metro Station for excellent transport links throughout the region.

Offering in excess of 1330 sq/ft, the internal accommodation comprises: Entrance hallway with staircase leading up to first floor and understairs storage | Generous front reception room with bay window and original exposed open fireplace | Rear reception room overlooking the gardens, with an original fireplace, original cornicing, picture rail and bay window | Light and airy kitchen with original feature chimney breast, offering some integrated appliances and direct access to the rear.





The staircase then leads up to the first floor landing and onto three bedrooms | The principal bedroom enjoys a comfortable double room to the rear | Bedroom two is a further generous double to the front | Bedroom three is a smaller single/study/nursery | Family bathroom with three piece suite. The staircase then continues up to the loft conversion and onto a fourth bedroom with ample storage | Top floor WC & wash basin.

Externally, the property is approached via a block paved driveway offering off street parking | Detached garage, which is currently being utilised as a gym, with up and over door | Lawned garden with fenced borders and paved terrace. Early viewings are strongly encouraged to avoid later disappointment!

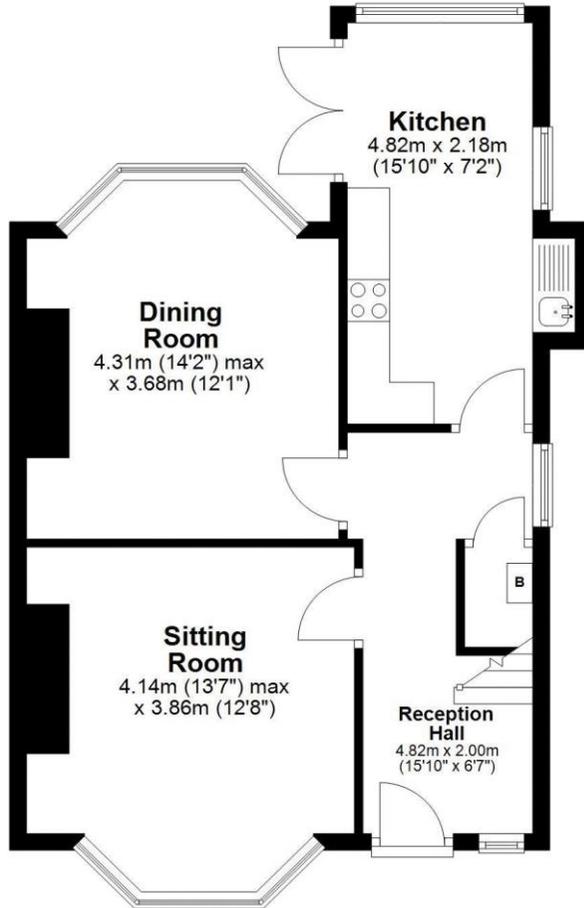
Services: Mains gas, electricity, water & drainage | Tenure: Freehold | Council Tax: Band C | EPC: Rating D

Price Guide: Offers Over £350,000



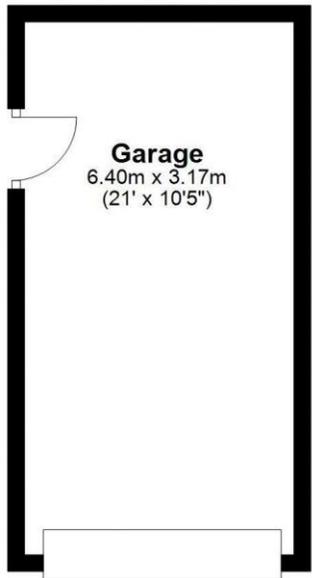
Ground Floor

Approx. 49.8 sq. metres (535.9 sq. feet)



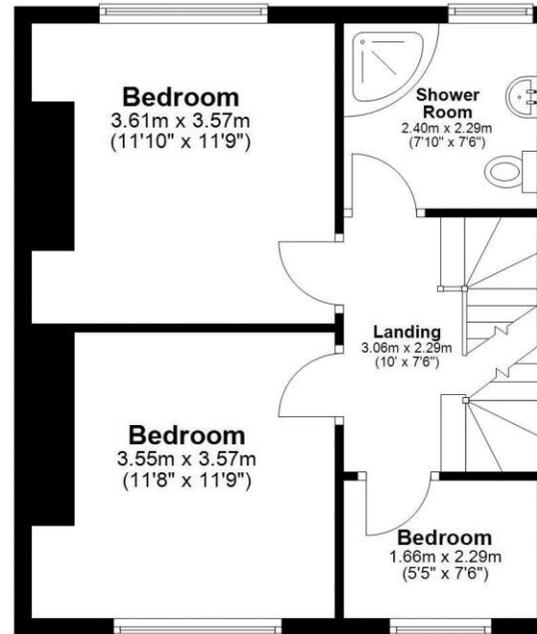
Garage

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages, approx. 20.3 sq. metres (218.4 sq. feet)



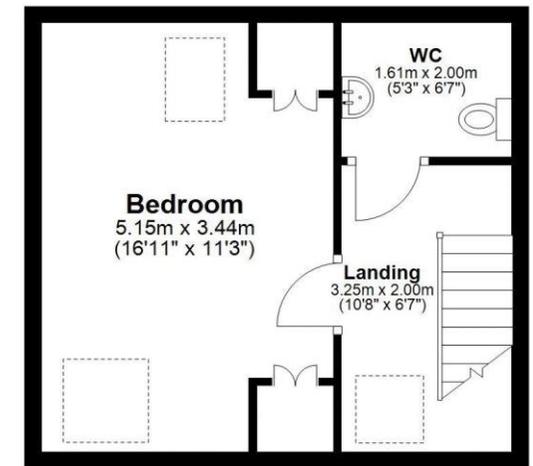
First Floor

Approx. 43.4 sq. metres (467.1 sq. feet)



Second Floor

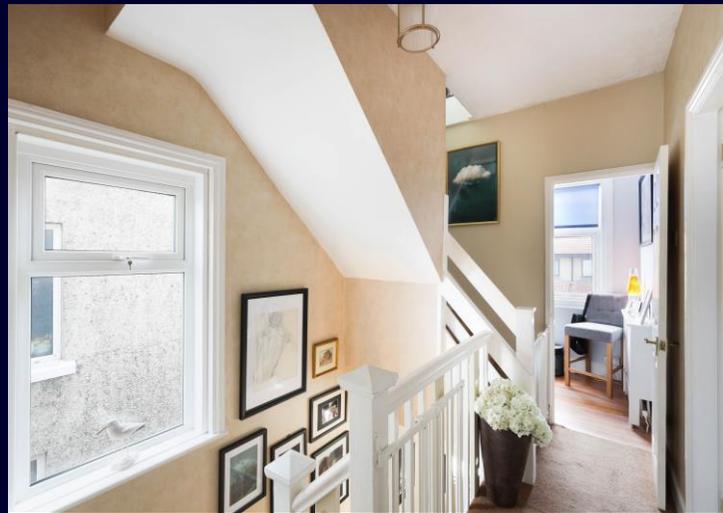
Approx. 28.1 sq. metres (302.8 sq. feet)



Main area: Approx. 121.3 sq. metres (1305.8 sq. feet)

Plus garages, approx. 20.3 sq. metres (218.4 sq. feet)

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