



4 Benton Farm Mews
Whitley Road, Benton





4 Benton Farm Mews, Whitley Road, Benton, Newcastle Upon Tyne NE12 8BZ
Offers Over £245,000

MODERN SEMI-DETACHED FAMILY HOME OFFERING STYLISH OPEN PLAN LIVING WITH
SOUTH FACING LAWNED GARDEN & GARAGE!

This stylish modern home is presented to an excellent standard throughout and is ideally located at Benton Farm Mews, Benton. Originally constructed in 2016, the property boasts in excess of 1,100 Sq. ft of internal living space and is located within walking distance to both Four Lane Ends Metro and Benton Metro Stations providing excellent links into Newcastle City Centre, local schooling and surrounding greenery.

The property briefly comprises: Entrance hall with ground floor cloakroom/WC | Impressive open-plan living space with dual aspect including south-facing French doors, which lead onto the rear gardens, and stylish fitted kitchen with integrated appliances | The stairs lead to a generous first floor landing with full-height picture window and offers space for a useful study area | Two double bedrooms | Contemporary family bathroom | The principle suite is located to the second floor and includes a generous bedroom occupying the full length of the house and a stylish en-suite shower room with Velux window

Externally, the south-facing gardens are laid to lawn with planted borders, fenced boundaries and a rear gate provides access to the garage.

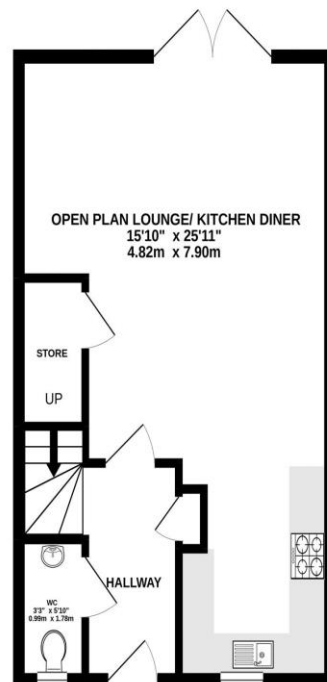
Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band C
Energy Performance Certificate: Rating B



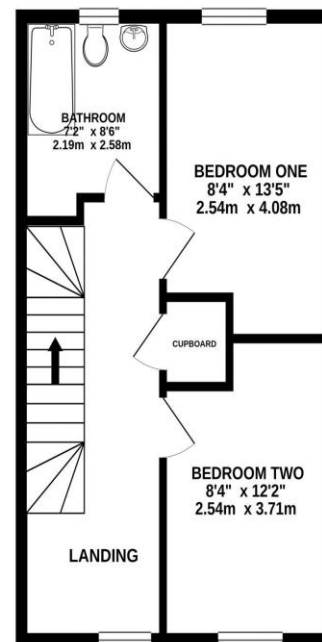




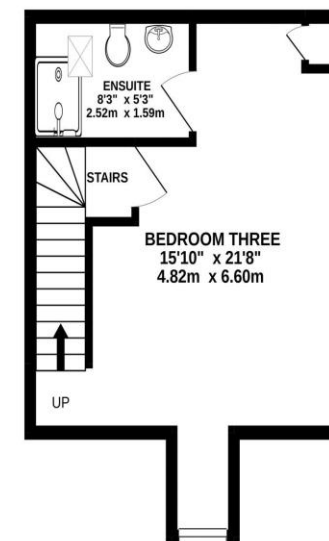
GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



2ND FLOOR
287 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 1106 sq.ft. (102.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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