

Marquis Close, Newcastle Upon Tyne, NE12

OIRO £270,000



Full Description

Alexander Hudson Estates are pleased to welcome to the market this well proportioned three bedroom semi detached home, enjoying a generous garden site on this quiet residential road in Benton NE12.

The property offers spacious accommodation although would now benefit from a degree of updating a modernisation. The property is accessed to the front via a generous driving for several cars leading to a large attached garage. The main entrance leads to a glazed entrance porch which is turn leads to the entrance hallway with stairs to first floor. There is a lounge dining room extending across the rear of the property with patio doors onto the rear. Fitted kitchen with internal access to the garage. To the first floor there are two double bedrooms, good sized third bedroom and a family bathroom/wc. Externally the property has a generous site with gardens to the front, driveway parking, garage and large enclosed mature lawned rear gardens.

Benton is a popular and well-established residential area that perfectly blends suburban comfort with excellent, convenient transport links. The area offers a strong sense of community and a wide range of amenities. Residents enjoy an array of local shops, cafés, pubs, and essential services. For more extensive retail, dining, and leisure facilities, both

Killingworth and the Silverlink Retail Park are only a short drive away. Families are particularly drawn to Benton thanks to its reputable schools, attractive residential streets, and abundance of green spaces. Parks, play areas, and nearby Rising Sun Country Park.

Disclaimer

At Alexander Hudson Estates, we take great care to ensure our marketing is accurate, clear, and transparent. These particulars are intended as a guide only and do not form part of any offer or contract.

All descriptions, images, floor plans, and measurements are provided in good faith but should not be relied upon as statements of fact. Interested parties are advised to carry out their own due diligence and satisfy themselves as to the accuracy of the information provided.

Features

- 3 Bedroom Semi Detached home.
- Generous garden site on a quiet residential road.
- Well proportioned accommodation which would now require a degree of updating.
- Excellent access to local services, amenities and transport links.

Contact Us

Alexander Hudson

The Printworks, 20 Arrow Close
Killingworth
Newcastle Upon Tyne
NE12 6QN

T: 0191 268 7433

E: sales@alexanderhudson.co.uk





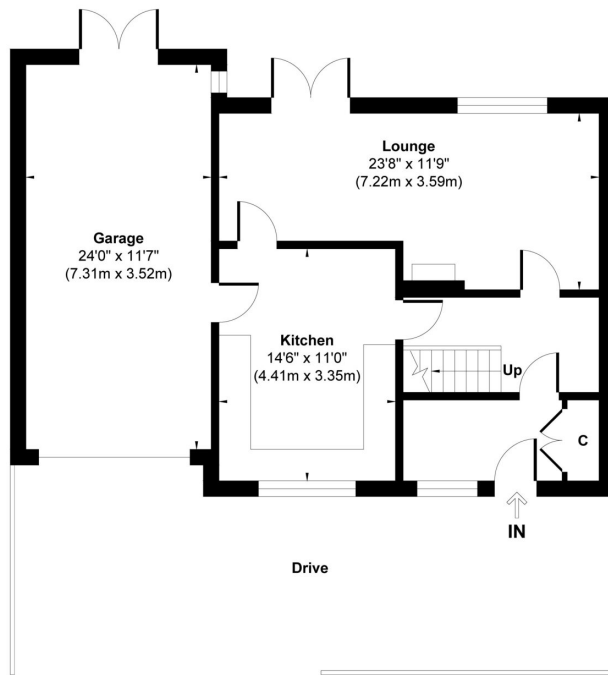




Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92-100) A		84	
(81-91) B			
(69-80) C			
(55-68) D	64		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

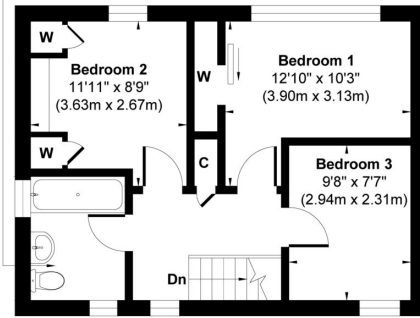
Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		77
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC 





Ground Floor
Approximate Floor Area
830 sq.ft
(77.12 sq.m)

Bathroom
7'9" x 5'5"
(2.35m x 1.64m)



First Floor
Approximate Floor Area
412 sq.ft
(38.27 sq.m)

Approx. Gross Internal Floor Area 1242 sq. ft / 115.39 sq. m (Including Garage)

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited. All rights reserved for Alexander Hudson Estates