



Alexander Hudson Estates

Sales Particulars

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Darsley Gardens, Benton, NE12



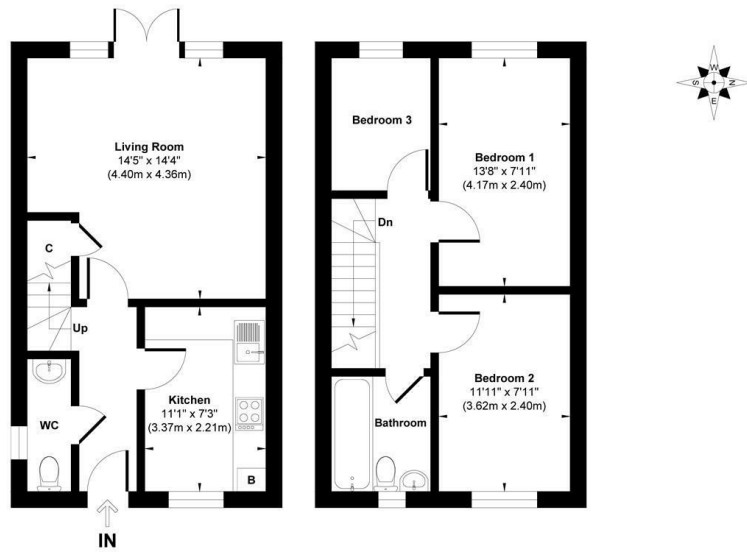
The Property

Alexander Hudson Estates are pleased to welcome to the market this attractively presented three-bedroom semi-detached home well positioned on this popular development located in Benton. NE12.

Disclaimer - Under the affordable housing provision, the property is to be marketed at 70% of the current market value. There is a set of criteria that prospective purchasers will be required to satisfy in order to purchase this property. The eligibility is as follows: The household cannot afford to buy a home on the open market (The household income is less than £60,000) and either of the following: Living in North Tyneside (minimum of 3 years) or Working in North Tyneside (minimum of 3 years).

Entrance Hallway to the property with access to the ground floor wc and stairs to the first floor. A generous lounge enjoys French doors which give access to the rear garden. Modern fitted kitchen including integrated appliances. From the first floor landing two double bedrooms, a single and a family bathroom/wc complete the accommodation. Externally there is a lawned garden to front and enclosed private garden laid to lawn to the rear. Two allocated parking spaces to the front.

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.



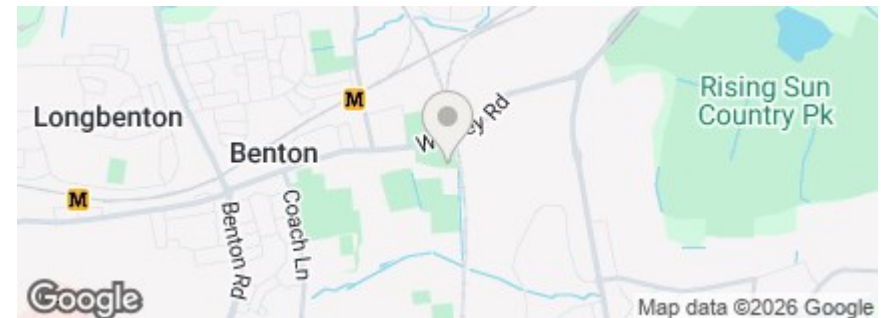
Ground Floor
Approximate Floor Area
372 sq.ft
(34.53 sq.m)

First Floor
Approximate Floor Area
372 sq.ft
(34.53 sq.m)

Approx. Gross Internal Floor Area 744 sq. ft / 69.06 sq. m

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Freehold
Council Tax: B
EPC Rating: 84





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