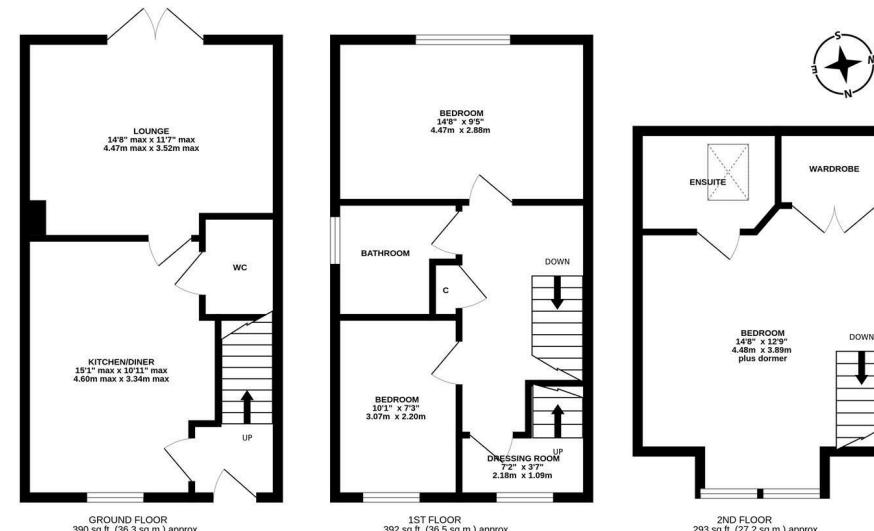


**SOUTH FAING REAR GARDEN!** This well presented, three storey modern semi-detached family home is ideally positioned on the south backing side of Armstrong Road, Benwell Grange. Within close proximity to Hodgkin Park, nearby schooling and transport links via Scotswood Road, providing easy access in to both Newcastle city centre and on to the A1.

The accommodation briefly comprises: entrance hall with stairs to first floor; kitchen diner with a range of fitted units, work surfaces and spot lighting; downstairs WC; lounge with French doors leading out to the rear garden. The first floor landing with storage cupboard gives access to; bedroom one, a full width room measuring 14ft; bedroom two; dressing rom; family bathroom complete with three piece suite. To the second floor, a generous double bedroom with dual dormer windows, fitted wardrobe storage cupboard and access to an en-suite shower room complete with three piece suite and sky light.

Externally, a driveway to the front providing off-street parking and to the rear, an enclosed garden laid to both artificial grass and shale together with fenced boundaries and gated access to the driveway.

Well Presented Semi-Detached | 1,076 Sq ft (99.9m<sup>2</sup>) | Three Bedrooms | 14ft Lounge | Kitchen Diner | Downstairs WC | Dressing Room | En-Suite to Bedroom One | Front Driveway | Enclosed Rear Garden | GCH & DG | Freehold | Council Tax Band C | EPC B



**TOTAL FLOOR AREA : 1076 sq.ft. (99.9 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 equipment have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Offers Over £185,000**

**IMPORTANT NOTE:** These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.