



Alexander Hudson Estates

Sales Particulars

Alexander Hudson Estates

Darsley Gardens, Benton, NE12



The Property

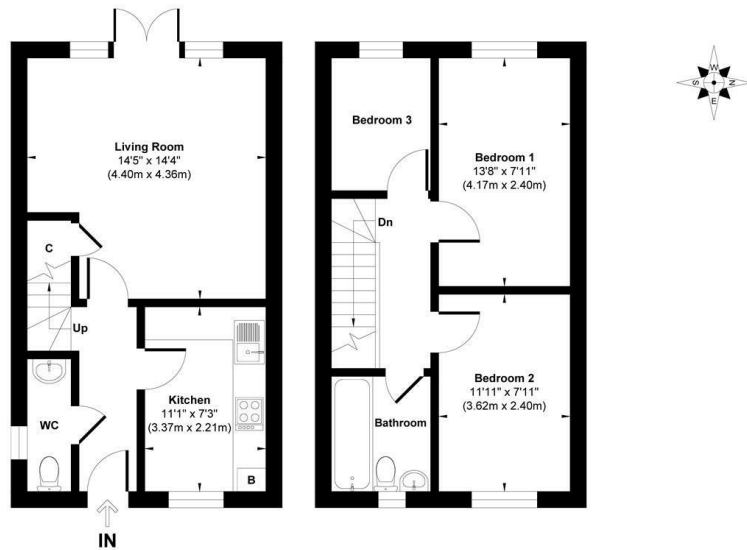
Alexander Hudson Estates are pleased to welcome to the market this attractively presented three-bedroom semi-detached home well positioned on this popular development located in Benton. NE12.

Agent Note; This property is to be Sold under a Section 106 agreement, and is listed at a discounted value of 70% of the current market value.

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.

With its combination of excellent amenities, strong transport links, and welcoming community atmosphere, Benton remains one of the most desirable locations in the NE12 area, appealing to families, professionals, and anyone seeking a well-connected yet peaceful place to call home.



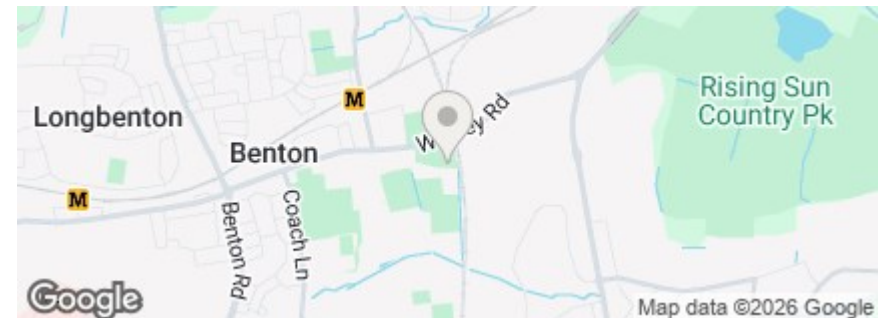
Ground Floor
Approximate Floor Area
372 sq.ft
(34.53 sq.m)

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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