







- End Terrace House
- Unfurnished Basis
- Allocated Parking
- En-Suite Facility
- Good Transport Links
- Three Bedrooms
- Available March
- Downstairs WC
- Garden
- Excellent Location







Jan Forster are pleased to welcome to the rental market this well presented three bedroom end terrace house situated in the highly sought after Cosgrove Court in Benton. This home is within close proximity to a range of local amenities including shops, the ministry, hospital, Metro and bus links. The property is available beginning of March on an unfurnished basis.

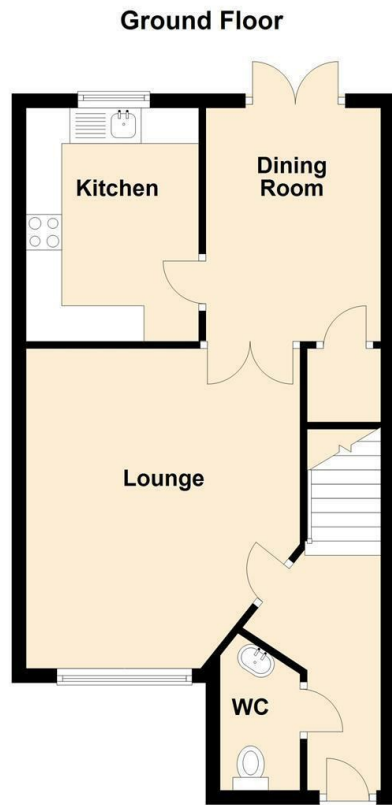
This family home briefly comprises:- entrance hall, ground floor WC, lounge leading to the dining room with store cupboard and a set of French doors leading to the garden, and kitchen with fitted wall and floor units. To the first floor, there are three spacious bedrooms; the main bedroom is tailor-made with en-suite facility and built in wardrobes, king size bed, two bedside units as well as a dressing cupboard, and the family three piece bathroom WC.

Externally, the property boasts a garden to the front with an allocated parking space and a private fenced patio garden to the rear. The property benefits from gas central heating, double glazing and ample storage.



We anticipate an extremely high level of viewings on this spectacular family home. To arrange yours please call 0191 270 1122.

Council Tax Band: C



Lounge 12'5" x 14'7" (3.81 x 4.45)

Dining Room 7'4" x 10'8" (2.24 x 3.26)

Kitchen 7'4" x 9'11" (2.24 x 3.03)

Bedroom One 10'2" x 12'5" (3.11 x 3.80)

Bedroom Two 10'2" x 9'3" (3.11 x 2.82)

Bedroom Three 9'3" x 7'8" (2.84 x 2.35)

## The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**Contact Us: 0191 236 2070**

