



**ronbreen**  
Estate Agents

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### **13 Manor Place, Benton, Newcastle upon Tyne, NE7 7XR**

- . A stunning 2 or 3 bedroom detached bungalow
- . Kitchen
- . Utility
- . Combi central heating
- . UPVC double glazing throughout
- . Garden to front and rear with artificial grass
- . EPC rating C
- . Drive on parking to garage
- . Solar panels

**£360,000** Offers in the region of

[www.rbreen.co.uk](http://www.rbreen.co.uk)

**0191 265 9339**

To the market we offer this stunning 2 or 3 bedroom detached bungalow in the highly sought after location of Benton. The property benefits from a large hallway, a UPVC conservatory to the rear, an updated kitchen and solar panelling to the roof. Early viewing is highly recommended.

The Property comprises of:-

**ENTRANCE HALL** 1.9 x 5.7 x 4.2

UPVC double doors to porch, internal UPVC double doors, carpet, panelling to walls, cornice ceiling, double radiator x2, small pantry cupboard.

**LOUNGE**

5.2 x 3.4

Carpet flooring, double radiator, UPVC glazed doors to rear, gas fire with marble hearth and surround, UPVC double glazed windows x2, UPVC double glazed French doors to conservatory.

**CONSERVATORY** 3.5 x 2.8

UPVC double glazed windows to all sides, UPVC French doors to rear garden, carpet, double radiator.

**DINING ROOM**  
(or 3rd bedroom)

3.1 x 3.6

UPVC double glazed window to rear, carpet, cornice ceiling, single radiator.

**KITCHEN**

3.7 x 2.9

Base and wall units in white with wood effect laminate worktops, stainless steel sink unit, built in oven, gas hob, extractor hood, tiled splashbacks, vinyl flooring, double radiator, UPVC double glazed window to rear, door to utility.

**UTILITY**

3.0 x 1.8

base and wal units in white, beech laminate worktops, plumbed for washing machine, UPVC window and door to rear garden.



- BATHROOM** 2.0 x 2.7  
Panelled bath, mixer shower over bath, separate shower cubicle with power shower, vanity basin with gloss white doors and draws, tiled to all walls, tiled flooring, UPVC double glazed window to side, single radiator.
- SEPARATE WC** 1.7 x 0.8  
Low level WC, UPVC double glazed window.
- HEATING** Combi Ideal gas central heating boiler.
- DOUBLE GLAZING** UPVC double glazing throughout.
- EXTERNAL** Drive on parking to garage, paved area, artificial grass area.  
Paved area to rear with artificial grass, plumb tree, apple tree, fencing.
- TENURE** Freehold.
- ADDITIONAL** Solar panels to roof to rear
- VIEWING** By appointment with Ron Breen Estate Agents.





**Energy performance certificate (EPC)**

**Certificate contents**

- Rules on letting this property
- Energy rating and score
- Breakdown of property's energy performance
- How this affects your energy bills
- Impact on the environment
- Steps you could take to save energy
- Who to contact about this certificate
- Other certificates for this property

**Share this certificate**

- Email
- Copy link to clipboard
- Print

13 Manor Place NEWCASTLE UPON TYNE NE7 7XR		Energy rating <b>B</b>
Valid until <b>4 March 2034</b>	Certificate number <b>8534-7327-6300-0464-5206</b>	

<b>Property type</b>	Detached bungalow
<b>Total floor area</b>	119 square metres

**Rules on letting this property**

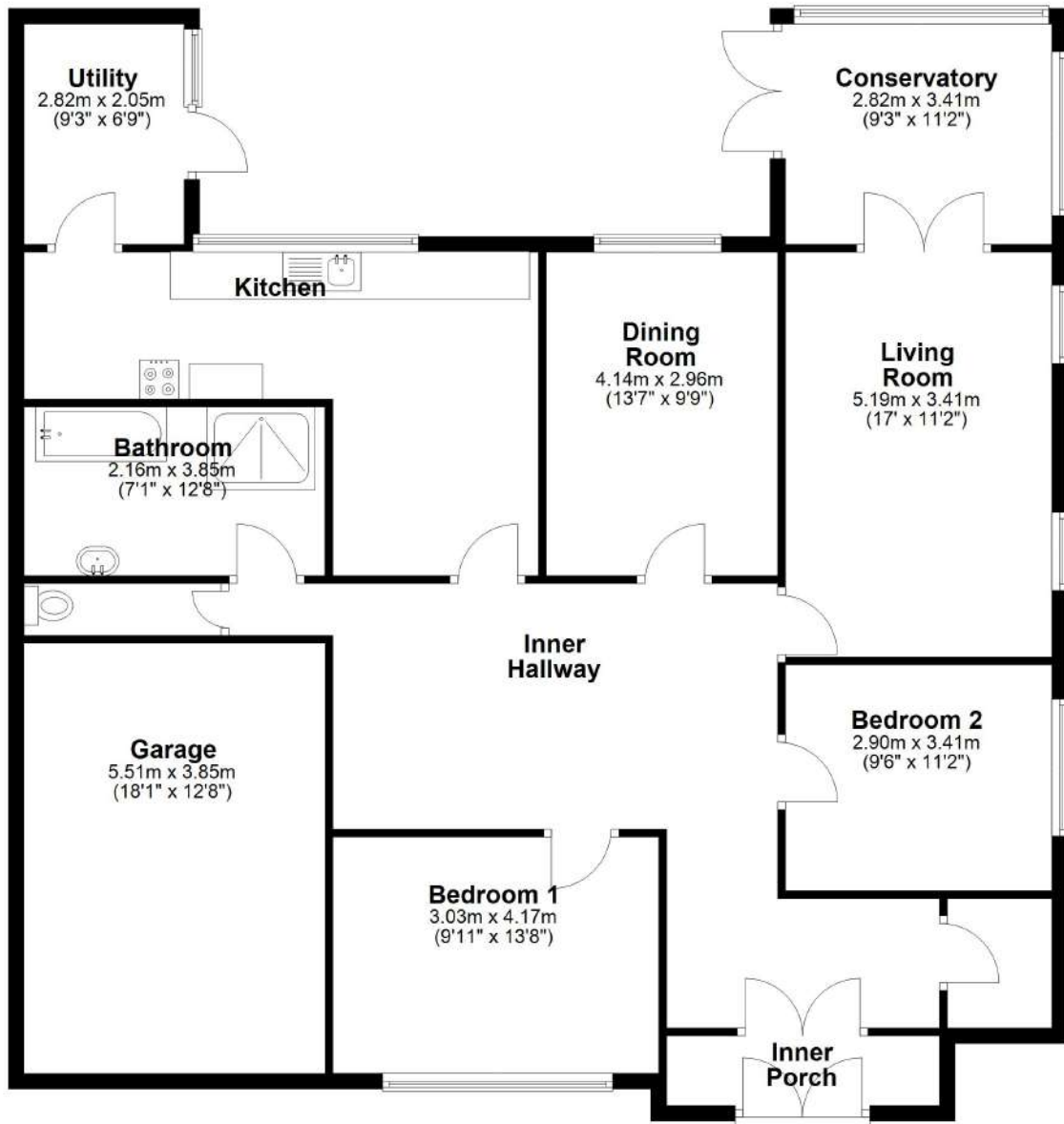
Properties can be let if they have an energy rating from A to E.  
 You can read [guidance for landlords on the regulations and exemptions](#).



THE ABOVE DETAILS ARE BELIEVED TO BE CORRECT BUT NO WARRANTY OR REPRESENTATION IS GIVEN OR MADE AS TO THEIR ACCURACY AND THEY SHALL NOT FORM ANY PART OF ANY CONTRACT. PROSPECTIVE PURCHASERS ARE ADVISED TO CHECK THEIR ACCURACY AS NO LIABILITY OR RESPONSIBILITY CAN BE ACCEPTED BY EITHER THIS COMPANY OR ANY MEMBER OF STAFF IN PROVIDING THIS INFORMATION. THE PROPERTY IS OFFERED SUBJECT TO CONTRACT, ALL ROOM SIZES ARE FROM A SONIC TAPE, ACCURACY CANNOT BE GUARANTEED. WHEN OWNERS ARE CONSIDERING YOUR OFFER THEY WILL REQUIRE AS MUCH RELEVANT INFORMATION AS POSSIBLE, IN ORDER TO OBTAIN THIS INFORMATION, YOU WILL BE ASKED TO CALL INTO THE OFFICE TO DISCUSS THE DETAILS WITH A NEGOTIATOR AND TO FILL IN THE ANTI-MONEY LAUNDERING FORMS WHICH ARE REQUIRED BY LAW. ALL FURTHER TERMS AND CONDITIONS CAN BE FOUND ON TERMS AND CONDITIONS PAGE AT [www.rbreen.co.uk](http://www.rbreen.co.uk)

## Ground Floor

Approx. 154.9 sq. metres (1667.3 sq. feet)



Total area: approx. 154.9 sq. metres (1667.3 sq. feet)