



22 Sandringham Avenue

Benton

- Three Bedroom House
- Sought After Location
- No On Ward Chain
- Beautiful Modern Bathroom
- Freehold / Council Tax Band: C / EPC

Rating: D

Asking Price: Offers over £ 260,000



ROOK
MATTHEWS
SAYER

0191 266 7788
22 Station Road North, Forest Hall, NE12 9AD

www.rookmatthewssayer.co.uk
foresthall@rmsestateagents.co.uk

Sandringham Avenue

Benton, NE12 8JX

A charming, three bedroom terrace family home beautifully elevated on this popular street within the Benton area, close to local shops, schools and major transport links. The property itself has a hall way leading to a good size lounge with bay window, a good size dining room and a modern styled kitchen with lots of natural light. To the first floor, leading to a striking beautiful modern family bathroom with freestanding bath and shower cubicle, leading to three bedrooms and separate W/C. To the rear of the property you have the stylish courtyard garden. On street parking to the front, the property is being sold with the benefit of no upper chain. The property boasts gas central heating, and double glazing. This truly outstanding home simply must be viewed to appreciate the size and standard of accommodation on offer. For further information or to arrange a viewing call (0191) 2667788 or email foresthall@rmsestateagents.co.uk



ENTRANCE

Double glazed Entrance Door

Hallway

Stairs leading to first floor, storage cupboard and radiator.

LOUNGE (14.93X 13.08 Reduced)

Double glazed bay window to front, television point and radiator.

DINING ROOM (12.72 X 11.07)

Double glazed window to rear, Radiator and cupboard.

Kitchen (9.92 X 11.23 Reduced)

Fitted wall and base units with work surfaces incorporating; Belfast sink unit, built in electric oven, gas hob, extractor hood, integrated washing machine and dishwasher, laminate flooring, double glazed window to side and rear. Door leading to rear garden.

Bathroom

Double glazed window to the side, white four-piece suite comprising; freestanding bath, wash hand basin in vanity unit, low level W.C., shower cubicle, heated towel rail, extractor fan, tiled walls, spotlights and tiled heated flooring.

BEDROOM ONE (14.34 x 10:84)

Double glazed window to front, television point, and radiator.

BEDROOM TWO (12.3 X 13.91 reduced)

Double glazed window to the rear, and radiator.

BEDROOM THREE

Double glazed window to front.

W/C

Separate W/C with sink and double glazed window to rear.

EXTERNALLY

Stylish courtyard garden with power points and on street parking to the front

TENURE

Freehold



FH00008061 /CS/V3

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

