

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

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, storgage 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.

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

EXTERNALLY

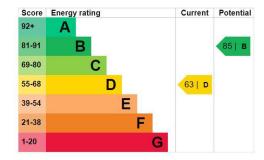
Stylish courtyard garden with power points and on street parking to the front

Freehold









16 Branches across the North-East

measurements indicated are supplied for guidance only and as such must be considered surements before committing to any expense. RMS has not tested a ests to check the working condition of any appliances. RMS has not verification from their solicitor. No persons in the employment of RMS has

Laundering Regulations - intending purchasers will be asked to produce original identification document 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 peout electronic identity verification. This is not a credit check and will not affect your credit score.

