



St Margarets Avenue Benton

- Semi Detached Family Home
- Four Bedrooms
- Quiet Cul-De-Sac
- No Upper Chain
- Approx ¼ Acre of Private Space

£ 595,000 offers over



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St Margarets Avenue

Benton

HEADER

Rook Matthews Sayer are proud to welcome this stunning family home to the sales market. This four bedrooms semi-detached property is located on the exclusive St Margarets Avenue, Benton, and situated in a large plot (approx. 1/4 acre) with mature trees & planting, duel driveway and private gardens. With two spacious receptions rooms and a large dining kitchen, there is an abundance of space for the whole family. Four large bedrooms on the first floor complete this ideal family home, crammed full of period features. This property is within 100 meter walk to Benton Metro Station, making it ideal for commuting into Newcastle City Centre and Beyond.

Briefly comprising of entrance lobby with stunning stained glass window, storage cupboard and access into the principle rooms on the ground floor. The living room to the front is flooded with natural light from the large bay window and secondary bay to the side. There is feature parquet flooring, duel fuel burner and ample space for living. The second reception room, over looking the courtyard to the rear boasts exposed floor boards, original cornicing and connects to the living room via a glazed door. The kitchen has a full range of newly fitted wall and base units in a navy shaker style with breakfast bad and space for dining. There is also french doors leading out to the courtyard and a further door to the utility room, W.C, walk in storage cupboards and internal door to the garage.

The first floor finds the principle bedroom to the front of the property, with a full wall of fitted wardrobes, two large windows and ample space for furnishings. There is a further three spacious bedrooms and the large family bathroom, complete with soaker tub and walk in shower unit. The loft space can be accessed from the first floor landing.

Externally this property offers ample off street parking with duel driveways, one of which is gated, and the double garage. Sitting on approximately 1/4 acre, there is a huge amount of outdoor space for alfresco entertaining, with the West facing courtyard and grapevine covered pergola to the rear and mature trees and planting to the front.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Council Tax Band: B

EPC Rating: C

FH00007360/SD/SD/8/8/23/V.1



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