



The Terrace, Front Street | Benton | NE12 8AH

Offers in Excess of £475,000

We are delighted to represent this immaculate terraced house for sale. Featuring both charm and functionality for modern living, this residence boasts original features coupled with tasteful, high-quality finishes. The residence unfurls four double bedrooms, each offering a spacious oasis of tranquility. Both the second and third bedrooms come complete with convenient en-suites, while the first bedroom benefits from a Jack and Jill bathroom, offering the perfect balance between privacy and accessibility. At the heart of the home lies an open-plan kitchen/family room, bathed in natural light. This inviting hub boasts a breakfast area, making it the perfect place for family gatherings or entertaining. The stylish kitchen island with granite countertops forms the centrepiece, providing ample workspace and a touch of elegance. The family room has a newly fitted log burner fireplace for cosy evenings. The property's front reception room cannot be overlooked; its large windows flood the space with light, enhancing the irresistible allure of the intimate fireplace. Outside, the property boasts front and rear gardens offering a sanctuary of tranquility and leisure, beautifully paved to ensure ease of maintenance. The practicality of a single garage is an additional benefit, ensuring convenient parking or extra storage space. Residing in this property means being positioned in a sought-after location with a plethora of vital amenities nearby. Excellent public transport links provide easy accessibility, and high-quality education is secured with nearby schools. Notably, with its generous space and well-commanded layout, this property is ideally suited to families seeking a comfortable and well-serviced living experience.

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Mid-terrace

Beautifully maintained

Four double bedrooms

EPC: TBC

Off-street parking

Council tax band: D

Open plan kitchen/family room

Tenure: Freehold

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE DOOR TO:

VESTIBULE:

HALLWAY: with a traditional balustrade staircase leading to the first floor.

LOUNGE: 16'0 into alcove x 15'8 into bay (4.88m x 4.78m)

DOWNSTAIRS W.C.: Low level W.C., pedestal wash hand basin.

OPEN PLAN KITCHEN/FAMILY ROOM:

31'5 at max point x 17'7 at max point (9.57m x 5.36m)
Recently fitted Cavendish kitchen with island and fitted high gloss wall and base units, built in Neff microwave/steamer, dishwasher, washing machine, fridge & freezer, mixer tap with instant boiled water, electric oven, electric hob, and extractor hood. Double glazed sliding doors to rear garden.

FIRST FLOOR LANDING:

BEDROOM TWO: (rear): 15'1 at max point x 11'7 at max point (4.59m x 3.53m)

ENSUITE: Low level W.C., step in shower cubicle, pedestal wash hand basin, extractor fan, heated towel rail.

MASTER BEDROOM: (front): 13'6 into alcoves x 15'0 max (4.12m x 4.57m)

JACK & JILL FAMILY BATHROOM: (front) serving both family and master bedroom: 11'0 max x 6'1 max (3.35m x 1.85m):
Low level W.C., freestanding bath tub with mixer tap and shower head, step in shower cubicle, wash hand basin in vanity unit, heated towel rail.

STAIRCASE TO SECOND FLOOR HALF LANDING: Storage cupboard housing combination boiler.

STAIRS TO SECOND FLOOR:

BEDROOM THREE: (front): 13'4 at max point x 9'8 at max point (4.06m x 2.95m)

ENSUITE: Low level W.C., step in shower cubicle, pedestal wash hand basin, heated towel rail, extractor fan.

BEDROOM FOUR: (rear): 10'8 at max point x 11'9 at max point (3.25m x 3.58m)

EXTERNALLY:

Front: enclosed garden with gated access, mainly graveled area.

Rear: Beautifully paved with planted borders, double gated access.

GARAGE: Single detached garage with up and over door.



PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: FIBRE TO PREMISES

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS

Listed? NO

Conservation Area? YES

Restrictions on property? NO

Easements, servitudes or wayleaves? SHARED ACCESS TO REAR

Public rights of way through the property? NO

RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

Known safety risks at property (asbestos etc...): NOT AWARE OF ANY

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality:

NO

Outstanding building works at the property: NO

ACCESSIBILITY

This property has no accessibility adaptations:

- E.g. Ramp access to front door
- E.g. Accessible handrail to side door
- E.g. Wet room to ground floor
- E.g. Lift access to first floor

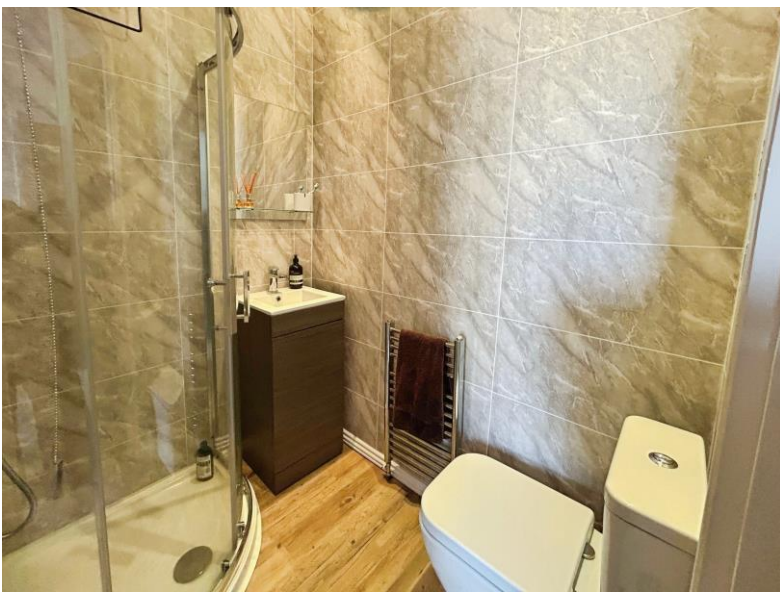
TENURE

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: D

EPC RATING: TBC

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