



West Avenue| Benton | NE12 9PA

Offers in excess of £595,000

Presenting this immaculate, period semi-detached house, a beautifully presented property in a highly sought-after location. This property is ideal for families, boasting a wealth of space and comfort over two spacious reception rooms and four well-appointed bedrooms. The house is set in a location that benefits from excellent public transport links and local amenities, adding to the convenience of this family home. It also enjoys proximity to walking routes, bringing charm and serenity to your doorstep. The property comprises two large reception rooms, flooded with natural light from the large windows, creating a bright and airy living space. The house also features a well-equipped kitchen with a dining space and utility area, perfect for family meals or entertaining guests. The sleeping accommodation is equally impressive with four bedrooms, three of which are doubles and the fourth a single. The master bedroom enjoys the luxury of an ensuite shower room with a W.C. The property has three bathrooms, two of which boast a free-standing bath, one having the added luxury of heated floors.

Stunning gardens wrap around the front, side and rear of the property and offers a lengthy driveway leading to the detached garage, providing extensive parking. In conclusion, this property is a stunning family home in a fantastic location. Its immaculate condition, combined with the comfort and convenience of its features, make it a must-see on your property search.

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Stunning semi detached

Off-street parking

Four bedrooms

EPC: TBC

Two reception rooms

Council tax band: F

Detached garage

Tenure: Freehold

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

DOUBLE OPENING ENTRANCE DOOR to

ENTRANCE PORCH: Useful and versatile porch, door to:

ENTRANCE HALLWAY: original, turned staircase to the first floor

LOUNGE: (front): 17'0 into bay x 15'2 into alcoves (5.18m x 4.62m)

RECEPTION ROOM: (side): 17'8 into bay x 13'8 into alcove (5.38m x 4.17m)

DOWNSTAIRS CLOAKS/W.C.: hand washbasin, low level w.c.

KITCHEN/DINING ROOM: (rear): 15'0 at max point x 12'9 max (4.57m x 3.89m)
Briefly comprising fitted wall and base units incorporating; one and a half bowl sink unit, space for freestanding cooker, extractor hood, plumbed for dishwasher.

UTILITY: (rear): 10'5 max x 6'1 max (3.18m x 1.85m)

Briefly comprising fitted wall and base units incorporating; single drainer sink unit, space for washing machine, and space for fridge/freezer.

FIRST FLOOR HALF LANDING AREA staircase to first floor landing

FAMILY BATHROOM: (rear): 15'0 at max point x 5'5 max (4.57m x 1.65m)
Briefly comprising; low level W.C., pedestal wash hand basin, free standing roll top claw foot bath tub.

BEDROOM FOUR: (rear): 11'6 x 7'1 (3.51m x 2.16m)

FIRST FLOOR LANDING

BEDROOM THREE: (side): 14'6 x 13'8 into alcove (4.42 x 4.17m)

BEDROOM ONE: (front): 18'0 plus into robes x 13'6 max (5.49m x 4.12m)

EN-SUITE SHOWER ROOM: Step in shower cubicle, low level W.C., pedestal wash hand basin.

STAIRCASE TO SECOND FLOOR

SECOND FLOOR LANDING

FAMILY BATHROOM: (side): 9'10 at max point x 11'3 at max point (2.99m x 3.43m): Briefly comprising; low level W.C., pedestal wash hand basin, freestanding rolltop claw foot bath tub.

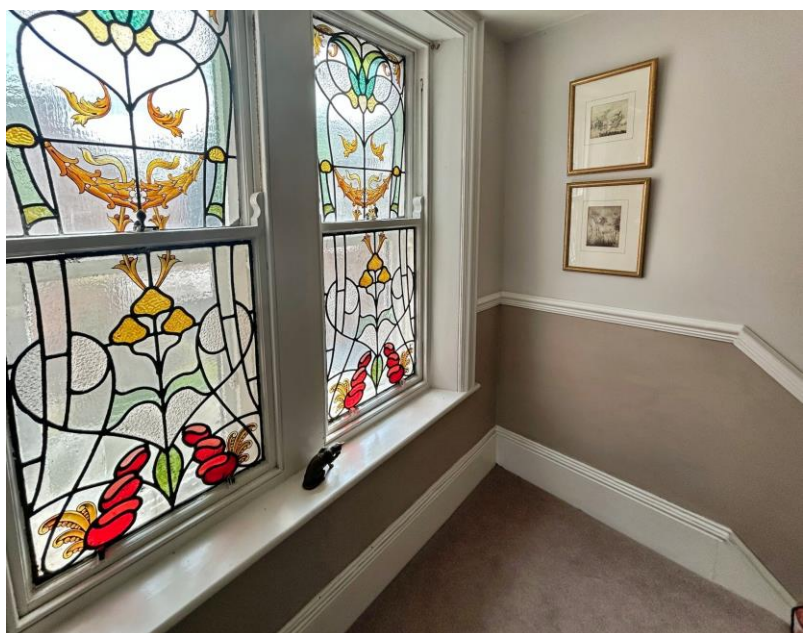
BEDROOM TWO: (front): 17'2 at max point x 14'9 at max point (5.23m x 4.50m)

EXTERNALLY: An extensive and stunning, mainly lawned with paved patio, well stocked borders, and well-maintained shrubbery. The garage measures an internal, 19'3 x 9'0, (5.87m x 2.74m) The front, graveled driveway offers parking for multiple cars.

T: 0191 2667788

foresthall@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: FIBRE TO PREMISES

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE & DRIVEWAY

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? NO

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

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: TBC

EPC RATING: F

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