



Benton Road West Allotment

You will be in awe of this fabulous, show home standard, detached family residence. Built by Bellway and substantially improved throughout by the current owner. With a show stopping, open plan, family dining kitchen and sitting area, with luxurious kitchen, appliances and wonderful bi-fold doors that open out into the rear garden. Enjoy entertaining and family living in this stunning room with large roof lantern and media wall. The front lounge is light and airy, again with feature media wall, entrance hallway with access to garage, feature staircase from the dining area to the first floor, separate utility room, downstairs cloaks/wc. Impressive landing area, master bedroom with fitted wardrobes and divine en-suite shower room. Three further bedrooms, two with stylish fitted wardrobes. Fabulous family bathroom with shower. Landscaped rear garden, with extensive lawn, patios, borders and shed, access to the front and side garden areas with spacious driveway and garage. No onward chain! Leasehold: 109 years remaining. Annual ground rent of £163.00

£340,000

ROOK
MATTHEWS
SAYER

0191 246 3666
84 Park View, Whitley Bay, NE26 2TH

www.rookmatthewssayer.co.uk
whitleybay@rmsestateagents.co.uk



Benton Road West Allotment

Double Glazed Entrance Door to:

ENTRANCE HALLWAY: tiled floor, feature half height panelling, radiator, door into garage, door to:

LOUNGE: (front): 15'4 x 13'5, (4.67m x 4.09m), stunning lounge with measurements into feature double glazed bay window, stylish media wall with negotiable TV, radiator



FAMILY ROOM/DINING KITCHEN: 26'1 x 19'4, (8.03m x 5.89m), maximum measurements apply, fabulous, open family living and dining space with large roof lantern and gorgeous bi-fold doors opening out the rear garden. This room is perfect for entertaining, get togethers, family dining and relaxing. The flow is just beautiful and the turned, open staircase with glass balustrade and under-stair cupboard/storage opens through to the dining area, vertical radiator, gorgeous media wall with negotiable TV, stunning, contemporary, high gloss, base, wall and drawer units, central island with AEG induction hob, circular, contemporary ceiling mounted extractor fan, spotlights to ceiling, recessed shelving, large pan drawers, integrated fridge and freezer, double oven and dishwasher, one and a half bowl sink unit with mixer taps, two further contemporary vertical radiators, double glazed window, wood effect flooring, door to:



UTILITY ROOM: 5'4 x 4'3, (1.62m x 1.29), useful utility area with fitted wall units, roll edge worktops, laminate flooring, radiator, door to:

DOWNSTAIRS CLOAKS/WC.: Pedestal washbasin, low level w.c. with push button cistern, radiator, tiled splashbacks, extractor fan

First Floor Landing Area: radiator, storage cupboard housing hot water tank, loft access, door to:

BEDROOM ONE: (front): 11'4 x 11'7, (3.45m x 3.53m), immaculate, light and airy master bedroom with fitted, quality wardrobes, providing ample hanging and storage space, luxury flooring, radiator, double glazed window, door to:



EN-SUITE SHOWER ROOM: 9'3 x 5'2, (2.82m x 1.57m), an excellent sized en-suite shower room, with walk in, double shower cubicle, chrome shower with additional forest waterfall spray, walnut effect, vanity sink unit with mixer taps, low level w.c. with recessed flush, high gloss tiled floor, fully tiled walls, spotlights to ceiling, chrome towel radiator, double glazed window, extractor fan

BEDROOM TWO: (rear): 14'4 x 9'6, (4.37m x 2.90m), again, with stylish fitted wardrobes, co-ordinating bedside table and dressing table/study desk, spotlights to ceiling, radiator, double glazed window

BEDROOM THREE: (rear): 10'7 x 9'4, (3.22m x 2.84m), fitted double cupboard providing hanging and storage space, radiator, double glazed window

BEDROOM FOUR: (front): 11'1 x 7'1, (3.38m x 2.16m), radiator, double glazed window

FAMILY BATHROOM: Splendid, modern family bathroom, comprising of, "L" shaped bath with hot and cold mixer taps, chrome shower with additional forest waterfall spray, vanity sink unit with hot and cold mixer taps, low level w.c. with push button cistern, tiled floor, half tiled walls, panelled shower area, spotlights to ceiling, vertical, chrome radiator, double glazed window

EXTERNALLY: An exceptional plot with generous proportions to the front, side and rear. The rear garden has been thoughtfully landscaped and planned, to benefit from seating areas and lawn, borders with mature shrubs and plants, paved patio, side patio area with shed, access to the front lawned garden with large driveway, with parking for multiple cars, attached garage. The garage houses the central heating boiler and has a roller door, electrics and light.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway/Garage

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

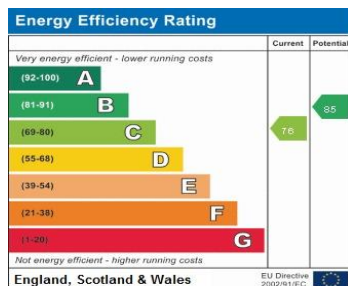
Length of Lease: 125 years from 01.01.2007

Ground Rent: annual ground rent is £163.00

COUNCIL TAX BAND: D

EPC RATING: C

WB1596.AI.DB.25.04.2023.V.1





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

