



Benton Road West Allotment

A beautiful, detached family home, set back from the main road with spacious driveway and garage. Offered for sale with no onward chain and stunning throughout. Close to local schools, amenities, bus routes, Metro and with excellent transport links to the A19 North and South, A1058 City Centre, Cobalt Business Park and Silverlink. Generous lounge, separate dining room with turned, feature staircase to the first floor, open through to the gorgeous conservatory with French doors out to the garden. Stylish and contemporary breakfasting kitchen with integrated appliances, separate utility room, downstairs cloaks/wc. Three double bedrooms to the first floor, two bedrooms with fitted wardrobes and the principle with fabulous en-suite shower room, family bathroom has been re-fitted with a contemporary suite. Delightful, enclosed rear garden with lawn, decked patio and gated access to the front of the property.

£279,950

ROOK
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Double Glazed Entrance Door to:

ENTRANCE LOBBY: door through to:

LOUNGE: (front): 18'1 x 11'6, (5.59m x 3.51m), spacious and well-presented lounge with measurements into feature double glazed window, radiator, laminate flooring, door to:



DINING ROOM: (rear): 11'9 x 10'4, (3.58m x 3.15m), lovely room with feature, turned staircase up to the first floor, radiator, laminate flooring, through to:

CONSERVATORY: double glazed French doors opening out to the garden area, vertical radiator, laminate flooring, through to:

BREAKFASTING KITCHEN: (rear): 10'9 x 9'0, (3.28m x 2.74m), beautiful, re-fitted, stylish kitchen, incorporating a range of base, wall and drawer units, co-ordinating worktops, integrated electric oven, gas hob, cooker hood, integrated dishwasher, breakfast bar, spotlights to ceiling, one and a half bowl sink unit with mixer taps, brick effect tiling, tiled floor, double glazed window, radiator, vertical radiator, door to:



UTILITY ROOM: (rear): 5'6 x 5'3, (1.68m x 1.60m), fitted wall units, worktop, combination boiler, double glazed door to side garden, door to:

DOWNSTAIRS CLOAKS/W.C: low level w.c. with push button cistern, vanity sink unit with mixer taps, vertical radiator, modern tiling, tiled floor

FIRST FLOOR LANDING AREA: loft access, airing cupboard, door to:

BEDROOM ONE: (rear): 13'9 x 8'7, (4.19m x 2.62m), gorgeous principle, bedroom with attractive mirrored wardrobes, radiator, double glazed window, door to:



EN-SUITE SHOWER ROOM: contemporary en-suite, comprising of, shower cubicle, chrome shower, pedestal washbasin, low level w.c. with push button cistern, half tiled walls, tiled shower area, spotlights to ceiling, extractor, double glazed window, modern flooring, ladder radiator

BEDROOM TWO: (front): 10'0 x 9'8, (3.05m x 2.95m), radiator, double glazed window

BEDROOM THREE: (front): 9'6 x 8'3, (2.90m x 2.52m), radiator, double glazed window, sliding mirrored wardrobes

BATHROOM: stunning, re-fitted bathroom, comprising of, bath with mixer taps and shower off, high gloss vanity sink unit with mixer taps, low level w.c with push button cistern, chrome radiator, modern flooring, panelling to bath area, double glazed window

EXTERNALLY: lovely, enclosed rear garden with patio, lawn and borders, decked patio, side area, side gate with access out to the front driveway and garage. Shared private access to drive

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

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,

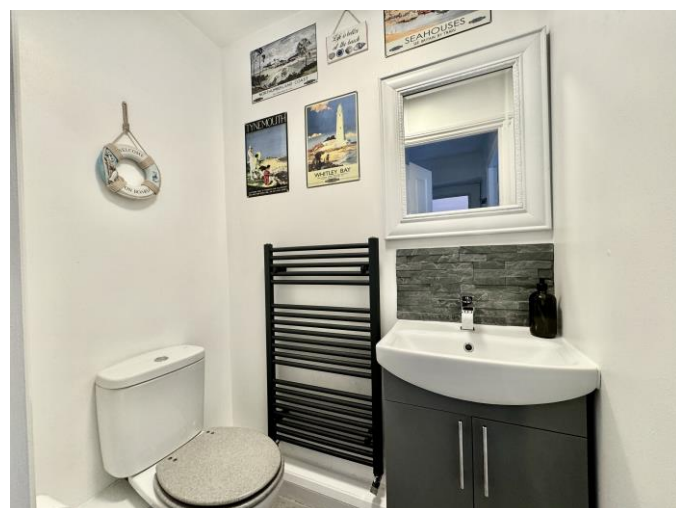
TENURE

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 January 2007 Ground Rent £163 per annum payable to E & M Estates

COUNCIL TAX BAND: C

EPC RATING: TBC

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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.

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