



Whitley Road Benton

- Detached
- Four bedrooms
- EPC: TBC
- Council Tax Band: F
- Tenure: Freehold

Offers in Excess of: £500,000



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Whitley Road

Benton

This distinguished detached house is currently on the market and presents a unique opportunity for potential homeowners. With a subtle hint of charm and plenty of potential, this property requires modernising, allowing you to truly make it your own. The property boasts four generously proportioned bedrooms, offering ample space to cater to the needs of growing families. Having the bathroom with separate W.C and downstairs W.C, ensures that the morning rush is a breeze for all inhabitants. The built-in single garage provides secure parking and could also function as additional storage space if required. The residence offers two reception rooms and large breakfasting kitchen leading to a purpose-built utility room, providing the perfect setting for entertaining guests or enjoying quiet family evenings. Set within the highly sought-after location, this property offers not only a comfortable living space but also a lifestyle of convenience and desirability. The magnificent garden offers a safe and private outdoor space for children to play and adults to relax, further enhancing the appeal of this home. This property is a truly remarkable opportunity. With its unique features, parking facilities and large outdoor space, this property is ideal for families looking for a place to call home. Envision the potential of this home, give it the makeover it deserves and create a haven that is uniquely yours.

Entrance to
HALLWAY (stairs to first floor)
DOWNSTAIRS W.C.
DINING ROOM: 14'4 into alcove x 16'3 max / 4.37m into alcove x 4.95m max
BREAKFASTING KITCHEN: 19'1 max x 14'3 max / 5.82m max x 4.34m max
UTILITY: 4'2 max x 6'9 max / 1.2m max x 2.06m max
UNDER STAIR STORAGE
LOUNGE: 18'8 max x 13'4 max / 5.69m max x 4.06m max
SIDE CONSERVATORY: 17'4 x 7'4 / 5.28m x 2.24m
FIRST FLOOR LANDING
BEDROOM ONE: 13'5 into alcove x 15'4 max / 4.09m into alcove x 4.67m max
BEDROOM TWO: 12'2 x 14'3 into alcove / 3.71m x 4.34m into alcove
BEDROOM THREE: 14'7 x 10'1 / 4.45m x 3.07m
BEDROOM FOUR: 8'5 x 10'3 / 2.57m x 3.12m
SEPARATE W.C
FAMILY BATHROOM
GARAGE: 9'8 x 16'3 / 2.95m x 4.95m

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: GAS CENTRAL
Broadband: NONE
Mobile Signal Coverage Blackspot: NO
Parking: LARGE DRIVEWAY & SINGLE GARAGE

MINING (delete as appropriate)

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.

AGENTS NOTE

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved

If you require any further information on this, please contact us.

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

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: F

EPC RATING: TBC

FH00008885.NF.NF.28/12/2024.V.2



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

