



Mixing Period Features with Modern Detail. Thought to have been originally constructed circa1905, this charming Edwardian terraced family home is ideally situated on Eastfield Terrace, one of Benton's most popular residential roads. A wide tree-lined avenue within the Benton Conservation Area, Eastfield Terrace is close to Newcastle City Centre and offers easy access to nearby green spaces, the city's hospitals and Benton Metro Station, which provides convenient transport links into the city and across the region.

Offering close to 1,300 sq. ft of internal living space, the accommodation includes an entrance lobby, hallway with staircase to the first floor and under-stairs WC, and a 17ft lounge with walk-in bay window and original marble fireplace. The extended kitchen and dining room features another period fireplace in the dining area and a central island with integrated appliances in the kitchen, along with a door to the rear courtyard. A separate utility room completes the ground floor.

To the first floor, a generous landing leads to three bedrooms, two of which are spacious doubles, both with period fireplaces. A fully tiled bathroom and a separate WC are also located on this floor. The property has been recently decorated throughout, enhancing its bright and welcoming feel.

Externally, it benefits from a front garden and an enclosed rear courtyard with access to delightful communal rear gardens. Well presented with tall ceilings, stripped wooden flooring on the ground floor, double glazing and gas 'Combi' central heating. Offered with no onward chain, viewings are highly recommended.

Period Family Home | 1,292 Sq ft (120.1 m<sup>2</sup>) | Three Bedrooms | 17ft Lounge | Extended 19ft Kitchen/Diner | Bathroom with Separate WC | Private Rear Courtyard | Utility Room | Ground Floor WC | Great Location | Benton Conservation Area | Period Features in Abundance | Communal Rear Gardens | GCH & DG | No Onward Chain | Freehold | Council Tax Band D | EPC Rating: D

EPC - D

Offers Over £350,000

**IMPORTANT NOTE:** These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

