



SUPER STYLISH PRESENTATION with PERIOD FEATURES and a SOUTH FACING REAR GARDEN! This great semi-detached family home is ideally located on the south backing side of Sandringham Avenue, one of Benton's most popular residential roads. Tucked just off Goathland Avenue the property is perfectly placed to give access to surrounding greenery, the Newcastle hospitals and is placed within striking distance from Benton Metro Station providing easy access into the City Centre and throughout the region.

The accommodation briefly comprises: entrance porch through to entrance hall with stairs to first floor; sitting room with walk in bay, feature wood burning stove and hearth, open to dining room with French doors leading out to the rear garden and internal Crittal style glass double doors to hallway; kitchen with a range of fitted units, work surfaces, some integrated appliances, breakfasting island, under-stairs storage and French doors leading out to the rear garden. The first floor landing with storage cupboard gives access to; three bedrooms, bedrooms one and two both comfortable doubles with feature fireplace and bedrooms one and three with fitted storage; family bathroom complete with four piece suite including a free standing roll top bath and step in shower together with dual aspect windows and spot lighting.

Externally, a front town garden with a dwarf wall and hedge boundary and to the rear, an enclosed, south facing garden laid a mixture of artificial grass, tiles and gravel, with a mixture of planting and all enclosed with fenced boundaries. Early viewings are essential to truly appreciate this great home.

Super Stylish Semi-Detached Family Home | 1,310 Sq ft (121.7m2) | Three Bedrooms | Sitting Room to Dining Room | Kitchen | Family Bathroom with Four Piece Suite | Front Town Garden & Enclosed Rear Garden | Popular Location | Freehold | Council Tax Band | EPC: C

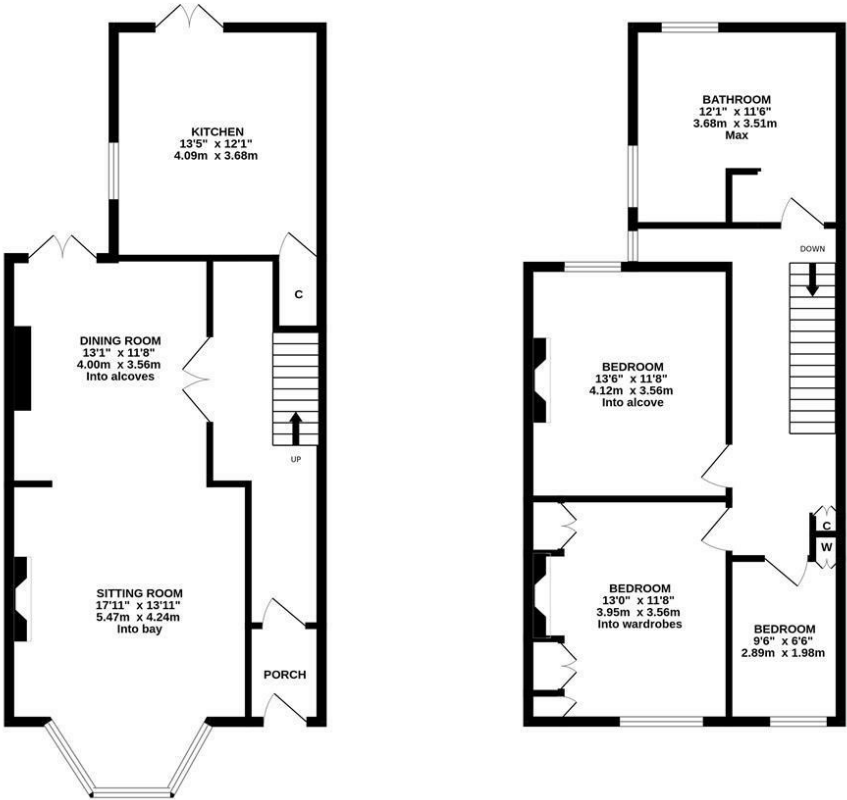
EPC:C



GROUND FLOOR
671 sq.ft. (62.3 sq.m.) approx.



1ST FLOOR
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA: 1310 sq.ft. (121.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
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Offers Over £285,000

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