





This delightful period semi-detached family home is ideally located on the south backing side Sandringham Avenue, one of Benton's most popular residential roads. Close to Station Road 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 and under-stairs storage cupboard; sitting room with walk in bay and feature fireplace, open to dining room with dual windows and feature fireplace; 16ft kitchen diner with a range of fitted units, work surfaces, tiled flooring and French doors leading out to the rear yard. The first floor landing gives access to; four bedrooms, bedrooms one and two both comfortable doubles and bedroom four with fitted storage; stylish family bathroom complete with four piece suite and spot lighting.

Externally, a front town garden with hedge and railing boundaries and to the rear, a generous south facing rear yard, paved with a raised patio seating area and fenced boundaries. With no onward chain and well presented throughout, early viewings are advised to avoid disappointment.

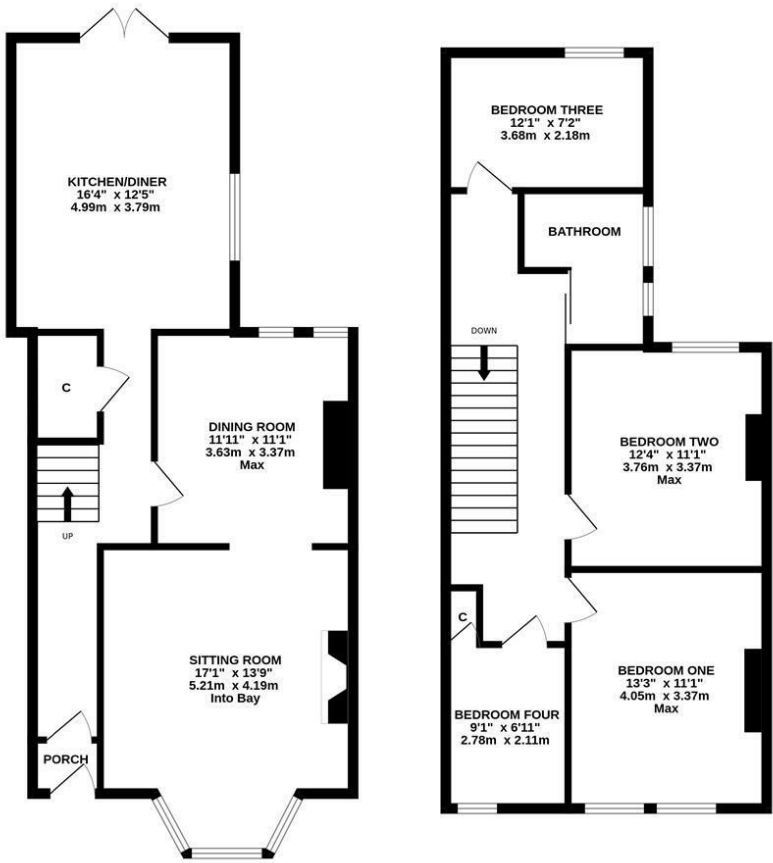
Period Semi-Detached Home | 1,301 Sq ft (120.9m2) | Four Bedrooms | Sitting Room | Dining Room | 16ft Kitchen Diner | Family Bathroom | Front Town Garden & South Facing Rear Yard | GCH & DG | No Onward Chain | Freehold | Council Tax Band B | EPC: C



GROUND FLOOR  
668 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA: 1301 sq.ft. (120.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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**

**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.

