





A unique 1930' detached family home ideally located on Balliol Gardens Longbenton. Balliol Gardens, tucked just off Benton Park Road is within close proximity close to outstanding local schools is perfectly placed close to the shops and amenities of Benton Park Road, as well as excellent transport links into the city and beyond with Four Lane Ends Metro Station just a short walk away.

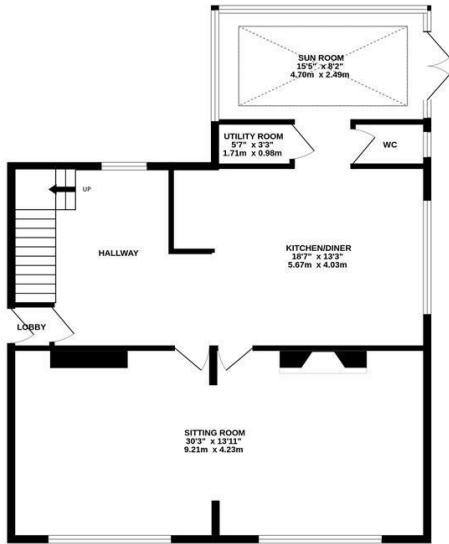
Boasting over 1,850 Sq ft over two floors, the accommodation briefly comprises: entrance lobby through to entrance hall with stairs to first floor, open to kitchen diner with a range of fitted units, work surfaces and spot lighting; utility room; downstairs WC; sun room with views over the rear gardens and French doors leading out; 30ft sitting room measuring the full width of the property, with dual windows and feature fireplace. The first floor landing gives access to; four double bedrooms, bedroom one measuring 15ft with feature fireplace and bedroom four with fitted wardrobe storage; generous and fully tiled family bathroom complete with four piece suite dual windows and spot lighting.

Externally to the front, a paved pathway leading to the property and sweeping gravelled driveway offering multi-vehicle off-street parking, leading on to the garage providing further off-street parking/storage, all enclosed by hedge and fenced boundaries. To the rear, a delightful and mature garden laid to a mixture of lawn and gravel together with some mature planting including flowers trees and shrubs, a raised gravelled patio area and enclosed with fenced boundaries. Offered to the market with no onward chain, early viewings are essential!

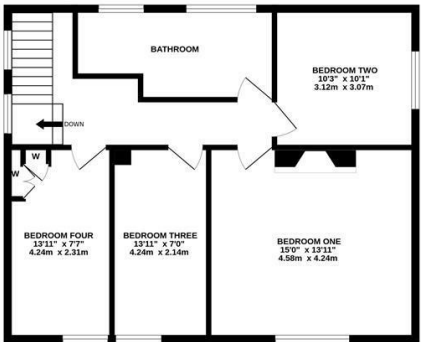
Unique 1930's Detached Family Home | 1,856 Sq ft (172.5m<sup>2</sup>) | Four Double Bedrooms | 30ft Sitting Room | Kitchen Diner | Utility Room | Downstairs WC | Sun Room | Generous Family Bathroom | Front Driveway | Garage | Enclosed Rear Garden | Quiet Location | Close to Four Lane Ends Metro | No Onward Chain | Freehold | Council Tax Band E | EPC: C



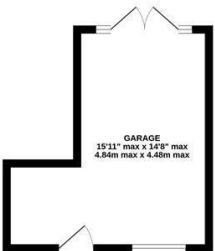
GROUND FLOOR  
974 sq.ft. (90.3 sq.m.) approx.



1ST FLOOR  
699 sq.ft. (64.9 sq.m.) approx.

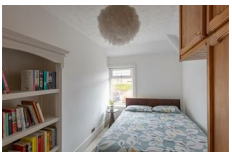


GARAGE  
183 sq.ft. (17.0 sq.m.) approx.



TOTAL FLOOR AREA : 1856 sq.ft. (172.5 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 £400,000**

**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.

