



14 Manor Road

Benton



SANDERSON
YOUNG





14 Manor Road Benton, NE7 7XS

Positioned on a double plot of circa 0.214 acres within Manor Road, Benton, is this fabulous detached family home. Manor Road, which is positioned just off Benton Road, offers a great location for easy accessibility to local shops and amenities, Northumbria University Coach Lane Campus, the Freeman Hospital and Four Lane Ends Metro Station for excellent transport links throughout the region.

The property, which was purchased by the previous owner in 1999, offers a unique property for this location with lovely south facing gardens to the rear, a large driveway and double width and depth garage with off street parking.



Price Guide:
Guide Price £695,000

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Offering circa. 3098 sq.ft, the accommodation comprises:
Entrance vestibule which leads through to a lovely family room, which used to be the garage | A wide and welcoming reception hallway with staircase leading to the first floor with an understairs store cupboard and a cloakroom WC | Large fitted kitchen with a range of wood cabinets, storage cupboards and access out to the side of the property | Utility room | Elegant sitting room to the rear of the house with a lovely fireplace | Study | Dining room offering a lovely aspect over the south facing garden.

Galleried first floor landing giving great natural light | Master bedroom with a large bay window and ensuite shower room | Four further double bedrooms, two of which fitted wardrobe and one benefits from a wash basin | Good quality family bathroom with jacuzzi bath and separate shower | Boarded loft storage which shows obvious potential for further accommodation, subject to normal planning consents.



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Ground Floor

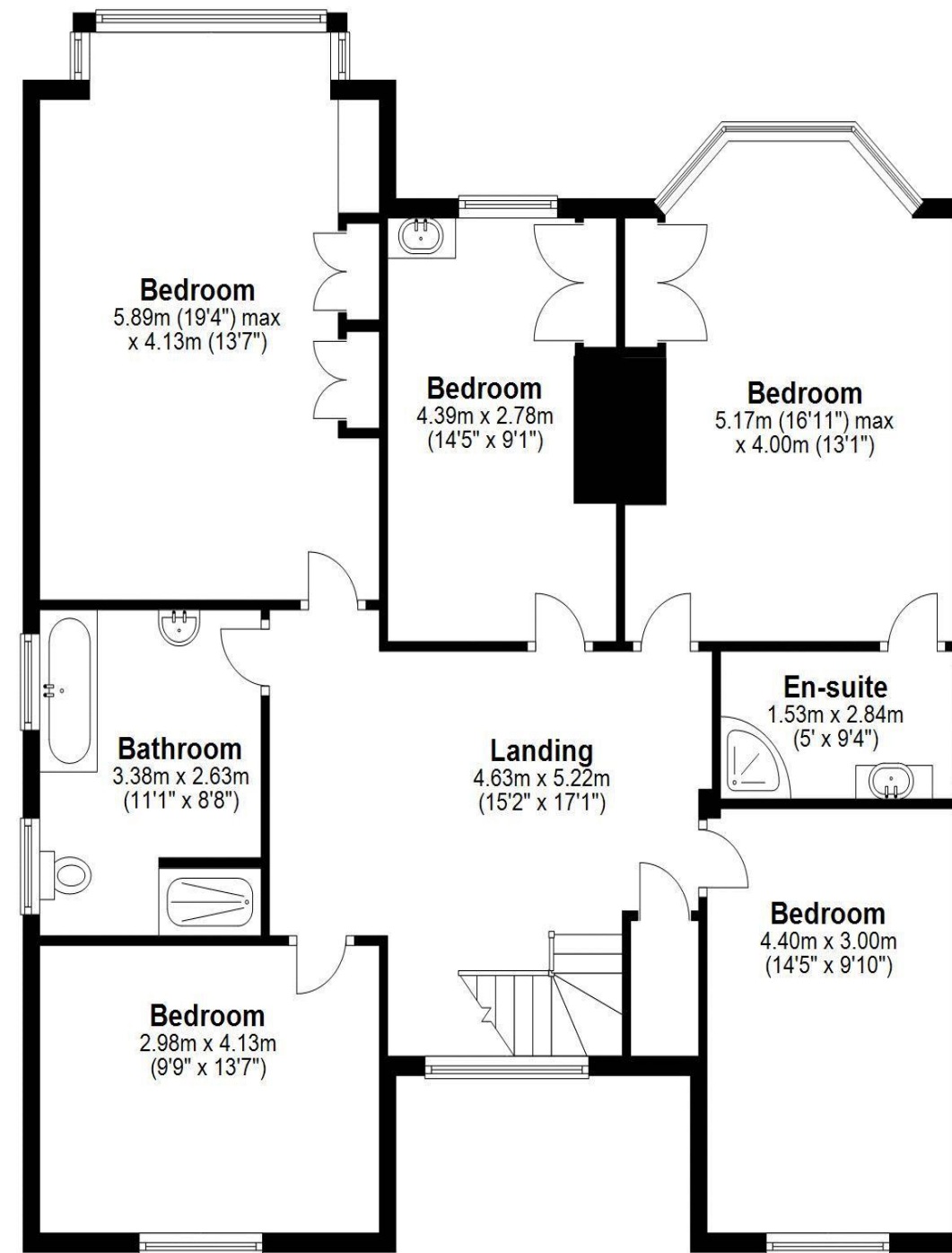
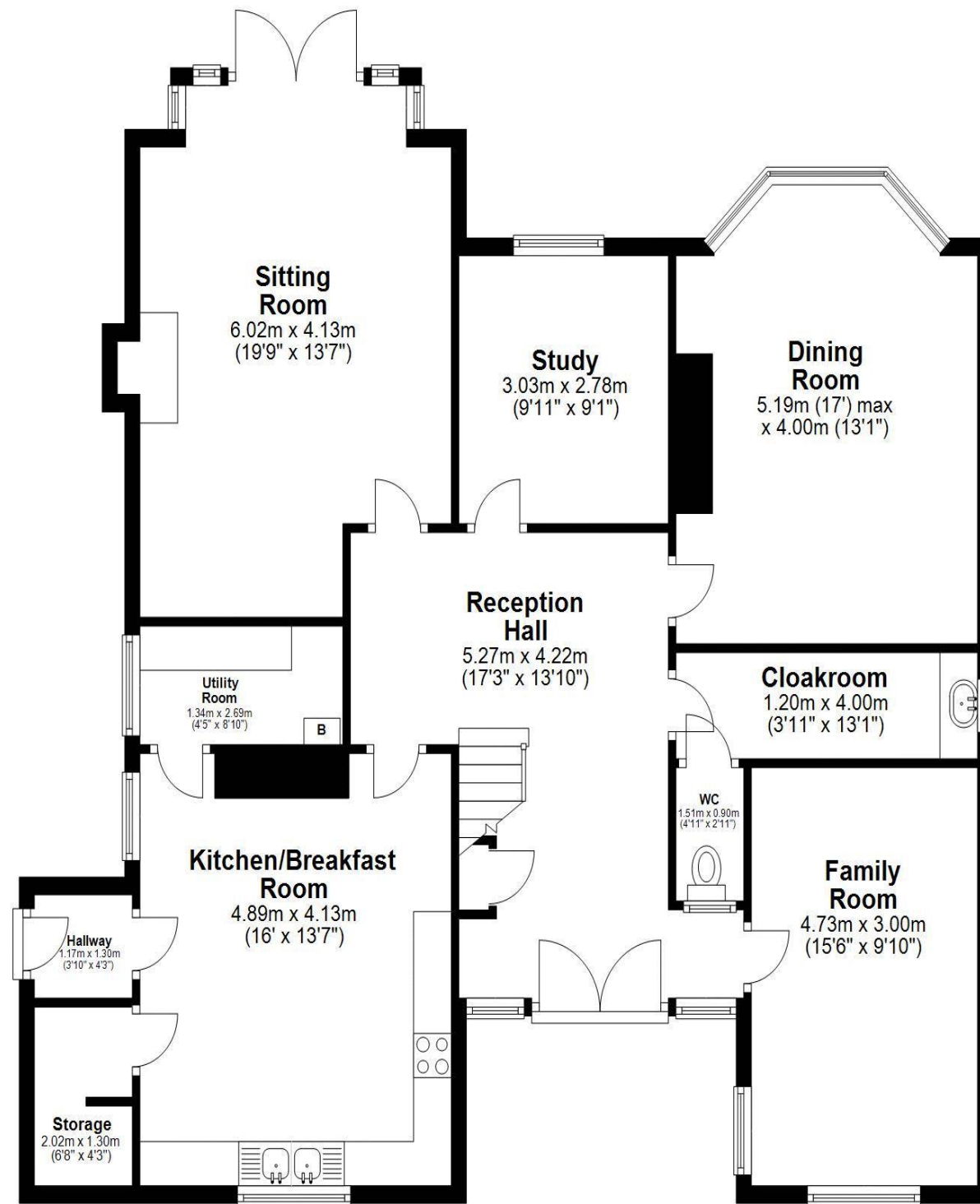
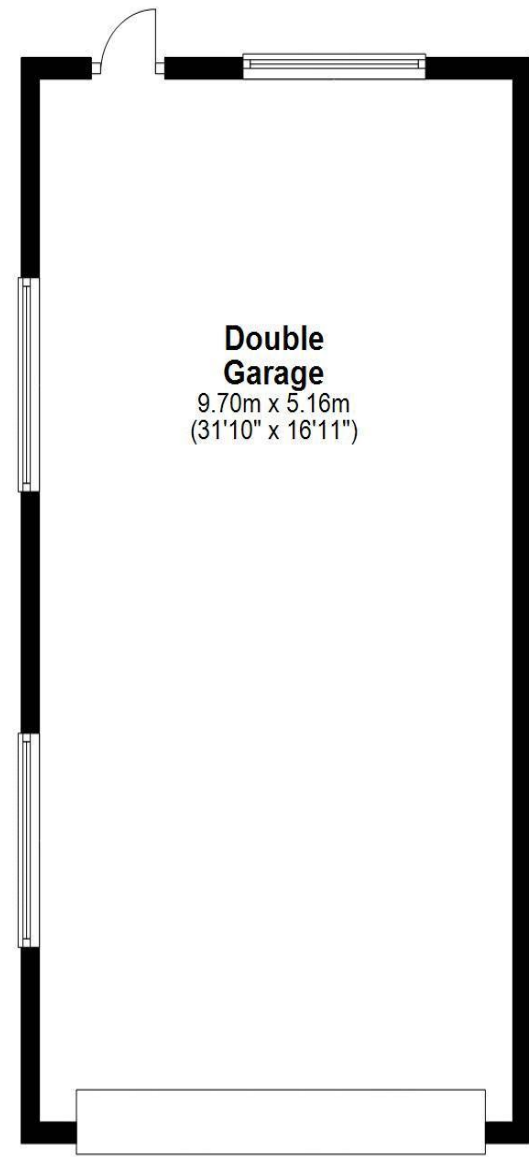
Approx. 120.7 sq. metres (1299.7 sq. feet)

First Floor

Approx. 117.1 sq. metres (1260.2 sq. feet)

Garage

Approx. 50.1 sq. metres (539.0 sq. feet)



Externally, there is a large block paved driveway to the front with parking for several cars and access to the detached double width and double depth garage, as well as lawned garden area | Delightful south facing rear garden with open lawned areas, large patio and mature shrub borders, giving great privacy and screening.

A special and unique family home for which early viewings are highly recommended.

Services | Mains; Electricity, Gas, Water, Drainage | Tenure; Freehold | Council Tax; Band F | Energy Performance Certificate; Rating D

Total area: approx. 287.9 sq. metres (3098.8 sq. feet)

Plan produced using PlanUp.

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