



# Bellevarde

College Lane



SANDERSON  
YOUNG



## Bellevarde College Lane, Benton, NE12 8AB

We are delighted to offer for sale this super opportunity to acquire a detached two bedroom bungalow, which is set in the quiet and private location off Front Street in Benton. Bellevarde was constructed in the late 1990s, in the gardens and grounds of a second property known as Spring Villa, which are both owned by the same family.

The access to the property is achieved from a private road leading just to the east of the Black Bull Public Inn and leading down to the footbridge that runs over the metro line. The vehicular access connects through private gates into both properties and immediately branches off to a private driveway leading to Bellevarde only, which enjoys a good garden site and shows tremendous opportunity for prospective buyers to remodel, extend and improve the existing bungalow to create a much larger property if required, subject to suitable planning and building consent.

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**Price Guide:**  
Guide Price £275,000

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The property has an entrance reception hallway leading off through to a lounge/dining room, with a fireplace, and to the rear a kitchen/breakfasting room overlooking the gardens. The night passageway leads to two double bedrooms and a bathroom WC.

The property does show potential for some cosmetic improvements and decorating works, as well as minor repair works.

The garden site is large and the bungalow itself includes a substantial garage, integral to the property, which could also be converted to provide further bedroom accommodation or living space, if required.

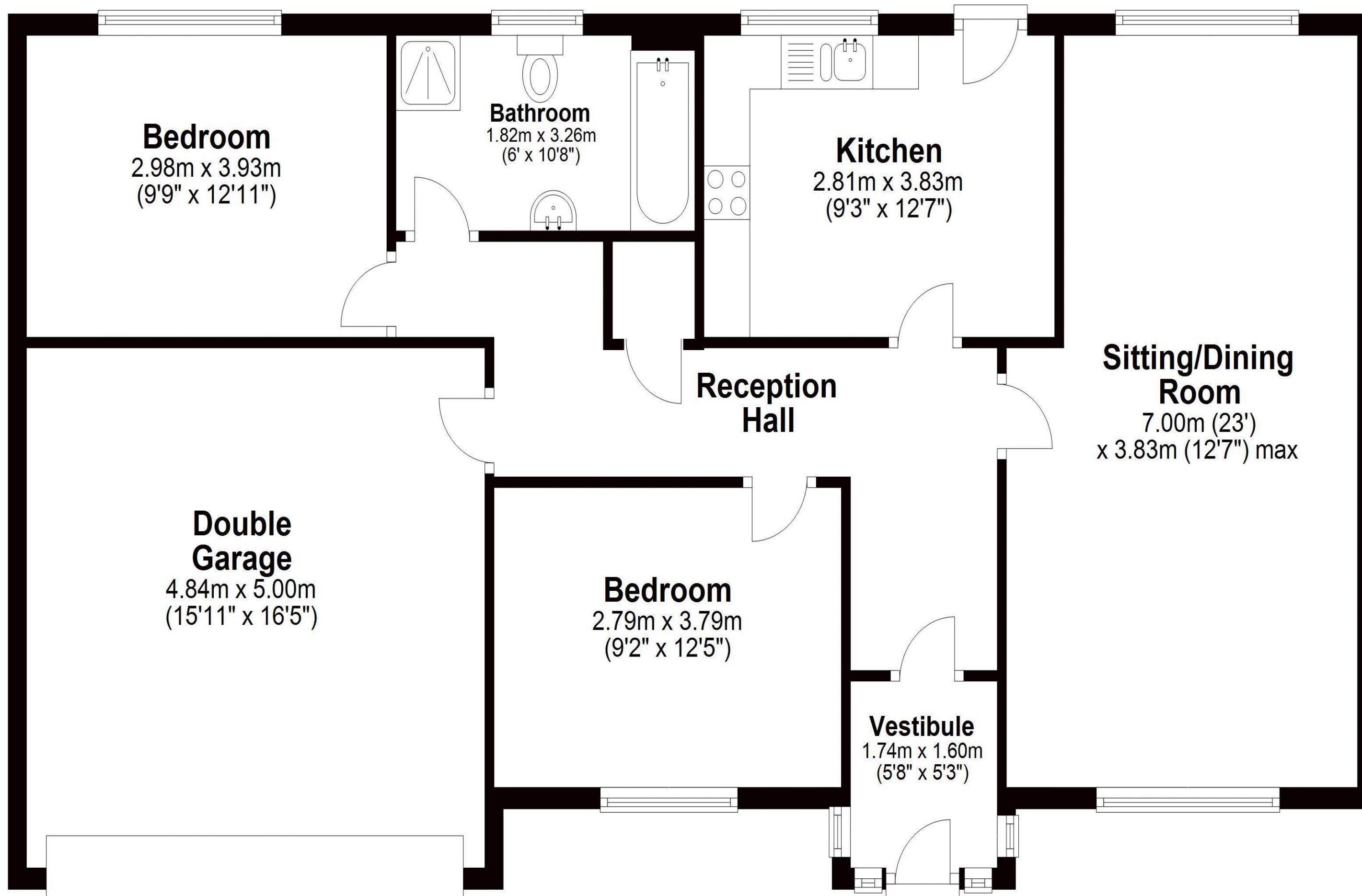


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## Ground Floor

Approx. 107.3 sq. metres (1154.4 sq. feet)



The property has convenient and easy accessibility to the front street in Benton, connecting very well with road and metro links nearby throughout Tyneside.

A lovely, detached bungalow with the opportunity to improve considerably and in a private garden setting.

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band D | Energy Performance Certificate: Rating D

Total area: approx. 107.3 sq. metres (1154.4 sq. feet)

**Belle Varde, College Lane, Benton, -**

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