



Hiddleston Avenue

Benton

A well appointed and extended 4 bedroom semi detached house with westerly facing garden. The property is ideally suited for a growing family and features 2 good size reception rooms, conservatory, extended dining kitchen with snug and a ground floor WC. There are 4 good size bedrooms to the first floor together with a family bathroom with shower. Externally to the rear is a lovely westerly facing garden with raised patio area. There is a block paved driveway to the front leading to a single garage with up and over door. Additional features include gas fired central heating and UPVC double glazing. The property is well positioned for access to excellent local schools, shops, amenities, bus and metro links to the city centre. The Freeman hospital is a short distance away.

Offers In The Region Of **£345,000**

0191 284 7999

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ENTRANCE DOOR LEADS TO:

ENTRANCE PORCH

Part glazed entrance door.

RECEPTION HALL

Stained glass entrance door, staircase to first floor, understairs cupboard, radiator, Amtico flooring.



W.C.

Double glazed window, wash hand basin.

SITTING ROOM 15'6 (into bay) x 13'0 (into alcove) (4.72 x 3.96m)

Double glazed bay window to front with leaded top lights, feature fireplace, living flame effect gas fire, coving to ceiling, ceiling rose, radiator, double radiator.

DINING ROOM 13'1 x 11'8 (into alcove) (3.99 x 3.56m)

Double glazed window to rear, feature fireplace, coving to ceiling, ceiling rose, double glazed door to conservatory, two double radiators.



CONSERVATORY

Double glazed French door to rear garden.

BREAKFAST KITCHEN/SNUG 21'0 x 15'7 (6.40 x 4.75m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in gas hob, extractor hood, tiled splash back, two radiators, door to garage, double glazed window to rear, double glazed stable door to rear.

FIRST FLOOR LANDING

Double glazed stained glass window, access to roof space.



BEDROOM ONE 15'4 x 12'0 (into alcove) (4.67 x 3.66m)

Double glazed bay window to front, radiator.

BEDROOM TWO 13'0 x 12'0 (into alcove) (3.96 x 3.66m)

Double glazed window to rear, radiator.

BEDROOM THREE 9'3 x 8'2 (2.82 x 2.49m)

Double glazed window to front, radiator.

BEDROOM FOUR 12'0 x 7'1 (3.66 x 2.16m)

Double glazed window to front, built in wardrobe, radiator.

FAMILY BATHROOM

Four piece suite comprising: free standing roll top bath, step in shower cubicle, pedestal wash hand basin, low level WC; part tiled walls, heated towel rail, extractor fan, double glazed frosted window.

FRONT GARDEN

Block paved driveway.

REAR GARDEN

Laid mainly to lawn, raised patio area, flower, tree, shrub borders, fence boundaries, outbuilding.

GARAGE

Integral, electric roller door, light and power points.

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas
- Broadband: Fibre
- Mobile Signal Coverage Blackspot: No
- Parking: Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: D

GS00015536.DJ.PC.04.03.25.V.3

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		





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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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