



Williams Park Benton

- End of Terrace
- Spacious Living
- Three Double Bedrooms
- Two Shower Rooms
- Private Garden

£ 269,950 offers over



0191 266 7788
22 Station Road, Forest Hall, NE12 9AD

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
foresthall@rmsestateagents.co.uk

Williams Park

Benton

PROPERTY DESCRIPTION

Presenting an immaculate end of terrace property to the sales market, located within the exclusive Williams Park, Benton. This perfect abode comes with an array of attractive features that are sure to impress.

The reception room is beautifully designed with large windows that flood the room with natural light. It also offers a garden view and has French doors leading out to the private garden, seamlessly blending indoor and outdoor living. The kitchen, recently refurbished, comes with modern appliances and also offers a delightful garden view. This space is not only practical but also aesthetically pleasing, making cooking and dining a joyous experience.

The property comprises three spacious bedrooms. The master bedroom is a generous double, complete with an en-suite and a private balcony, making it a luxurious and peaceful retreat. The other two bedrooms are also doubles, offering ample space and comfort.

The property features two bathrooms. The main bathroom is large, equipped with a rain shower and a heated towel rail, providing an element of luxury and comfort.

Unique features of the property include a garage with internal access, a utility room, and private off-street parking. The private garden provides a peaceful and tranquil space for relaxation or outdoor entertaining.

Located in a quiet, peaceful area with excellent public transport links, local amenities, and nearby schools, this property is ideal for families and couples seeking a comfortable living environment with all conveniences at their fingertips.

This well-appointed, immaculate property is a must-see. Don't miss out on this opportunity to own a piece of tranquility and comfort.

Living Room: 18'08" x 11'11" - 5.69m x 3.63m

Kitchen: 14'02" x 6'08" - 4.32m x 2.03m

Utility Room: 7'03" x 6'02" - 2.21m x 1.88m

W.C.

Bedroom One: 14'07" x 11'06" - 4.45m x 3.51m

Ensuite: 5'08" x 7'00" - 1.73m x 2.13m

Bedroom Two: 10'07" x 10'09" - 3.22m x 3.28m

Bedroom Three: 11'10" (+ cupboard) x 7'11" - 3.61m x 2.41m

Shower Room: 8'04" x 6'11" - 2.54m x 2.11m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE AND DRIVEWAY

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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

FH00008624.SD.SD.7/6/24.V.1



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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.

16 Branches across the North-East

