



East Aveune Benton

- Mid Terrace
- Double Fronted
- Two Reception Rooms
- Four Bedrooms
- No Upper Chain

£ 440,000 Offers Over



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East Avenue

Benton

PROPERTY DESCRIPTION

Rook Matthews Sayer are pleased to present this superb terraced property for sale, in excellent condition and full of unique features. This elegant home, located on East Avenue, Benton, is ideally suited for families, boasting four bedrooms and nestled in a locale enriched with public transport links, nearby schools, local amenities, and green spaces.

This double-fronted property exudes character, with high ceilings and period features throughout. There is two inviting reception rooms, both equipped with fireplaces and wood floors, that benefit from large windows, flooding the spaces with an abundance of natural light.

The heart of the home is the expansive open-plan kitchen, complete with modern appliances and a handy utility room. The kitchen offers a dining space, perfect for family meals or entertaining guests.

The property features four bedrooms, three of which are spacious doubles. The master bedroom, a generous double, comes with built-in wardrobes, providing ample storage space. The fourth bedroom is a spacious single, ideal for a child's room or home office.

Adding to the appeal of this property are its unique features such as a dedicated parking in the car port, perfect for busy families. Externally there is a West facing garden to the front, filled with mature planting and shrubs, with a private courtyard to the rear.

In summary, this property offers a blend of period charm with modern conveniences, making it an excellent choice for families seeking a home in a well-connected area with a wealth of local amenities.

Reception Room One: 18'07" (into bay) x 13'03" (into alcove) - 5.66 m x 4.04m

Reception Room Two: 15'04" x 11'11" (into alcove) - 4.67m x 3.63m

Kitchen: 13'02" x 12'09" - 4.01m x 3.89m

Utility: 10'07" x 6'10" - 3.22m x 2.08m

Home Office: 8'06" x 10'02" - 2.59m x 3.10m

W.C.

Bedroom One: 15'02" x 12'03" (into alcove) - 4.62m x 3.73m

Bedroom Two: 15'07" x 10'02" (alcove) - 4.75m x 3.10m

Bedroom Three: 11'03" x 7'07" - 3.43m x 2.31m

Bedroom Four: 13'04" x 6'01" - 4.06m x 1.85m

Bathroom: 9'06" x 6'05" - 2.90m x 1.96m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: CAR PORT AND ON STREET

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: D

EPC RATING: D

FH00008673.SD.SD.17/6/24.V.1



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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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