



St Margarets Avenue Benton

- Semi Detached
- Three Reception Rooms
- Five Bedrooms
- Three Bathrooms
- South Facing Garden

£ 600,000 Offers Over



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St Margarets Avenue

Benton

PROPERTY DESCRIPTION

This splendid semi-detached property, available for sale, located on St Margarets Avenue, Benton, with excellent public transport links, good schools nearby, and convenient local amenities. The property is in good condition and is perfectly nestled in a quiet cul-de-sace, making it an ideal home for families.

The house boasts five well-appointed bedrooms and three bathrooms, providing ample space for a growing family. The master bedroom is a spacious double room flooded with natural light. The second bedroom is also spacious and airy, with a double bed. The third and fourth bedrooms are also sizeable doubles, while the fifth bedroom is a unique attic room featuring fitted wardrobes.

The bathrooms are a highlight of the property. The main bathroom features a free-standing bath, a luxurious rain shower, and stunning stained glass windows. There's also a convenient attic bathroom, and a ground floor shower room complete with a sauna.

The property benefits from a large kitchen that provides access to the garden and a courtyard, offering an excellent space for entertaining or dining al fresco. The two reception rooms and breakfast room are spacious, with large windows allowing for an abundance of natural light. One of them even features a fireplace and a beautiful bay window.

The house also comes with a host of unique features, including fireplaces, high ceilings, a garage, and a garden. The large south-facing garden, complete with a custom garden room, is a particular highlight, as are the period features throughout the house. The council tax for the property is in band B. This is a truly exceptional property that combines character with modern comforts.

Reception Room One: 16'11" (into bay) x 14'00" (into alcove) - 5.16m x 4.27m

Reception Room Two: 21'02" (into bay) x 12'03" (into alcove) - 6.45m x 3.73m

Breakfast Room: 17'06" (max) x 10'04" (max) - 5.33m x 3.15m

Kitchen: 21'04" x 10'04" - 6.50m x 3.15m

Utility & W.C.

Gym: 18'04" x 13'06" - 5.59m x 4.12m

Sauna.

Bedroom One: 14'10" x 12'06" (into alcove) - 4.52m x 3.81m

Bedroom Two: 15'01" x 11'04" - 4.59m x 3.45m

Bedroom Three: 11'03" x 10'00" - 3.43m x 3.05m

Bedroom Four: 10'05" x 7'08" - 3.18m x 2.33m

Bedroom Five (attic): 10'05" x 12'03" (+ wardrobes) - 3.18m x 3.73m

Bathroom: 7'11" x 6'07" - 2.41m x 2.00m

Bathroom (attic): 10'08" x 8'01" - 3.25m x 2.46m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: CABLE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY AND GARAGE

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: B

EPC RATING: TBC

FH00008705.SD.SD.15/7/24.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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