



## Beech Grove Benton

- Mid Terrace
- Victoria Features
- Two Reception Rooms
- Three Bedrooms
- FREEHOLD

**£ 270,000 Offers Over**



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# Beech Grove

Benton

## PROPERTY DESCRIPTION

Rook Matthews Sayer are delighted to present for sale this neutrally decorated, Victorian terraced property situated in a quiet location with excellent public transport links, local amenities, and nearby schools. This home, located on Beech Grove, Benton is ideally suited to both families and couples.

The property boasts three well-proportioned bedrooms. The spacious master bedroom, Bedroom #1, offers a double bed configuration with built-in wardrobes. Bedroom #2 is equally spacious, featuring a double bed and built-in wardrobes. Bedroom #3, though slightly smaller, is also spacious and houses a single bed.

The property benefits from a modern bathroom complete with a free-standing bath and a rain shower, offering a perfect balance of luxury and practicality.

The heart of the home, the kitchen, is filled with natural light and comes fitted with modern appliances. The breakfast bar is a great addition for informal dining, and the access to the yard further enhances the appeal of this space.

The two reception rooms are a real highlight of the property. Reception Room #1 features a large bay window, high ceilings and custom shelving, making it a perfect spot for relaxing or entertaining guests. The stunning fireplace also adds a touch of character to the room. Reception Room #2 is equally impressive, with large windows, high ceilings, and a lovely view of the garden. The access to the garden from this room allows for indoor and outdoor living to blend seamlessly.

Unique features such as the fireplace, high ceilings, and the Victorian terrace design make this property truly stand out. This home is a must-see for anyone looking for a blend of modern living with charming character features.

Reception Room One: 18'04" (into bay) x 14'05" (into alcove) - 5.59m x 4.39m

Reception Room Two: 12'10" x 12'01" (into alcove) - 3.91m x 3.68m

Kitchen: 19'05" x 8'11" - 5.92m x 2.72m

Bedroom One: 14'01" x 10'11" (+wardrobes) - 4.29m x 3.33m

Bedroom Two: 14'07" (max) x 10'11" (+ wardrobes) - 4.45m x 3.33m

Bedroom Three: 10'09" x 6'08" - 3.28m x 2.03m

Bathroom: 10'10" x 8'11" - 3.30m x 2.72m

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: 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: B

EPC RATING: TBC

FH00008810.SD.SD.16/9/24.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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