



Tynedale Terrace

Benton

We are delighted to present to the market this immaculate four-bedroom semi-detached house, listed for sale. This property is situated in a highly sought-after location and boasts a perfect blend of character features and modern living. The property offers well-proportioned accommodation across two floors. Upon entering the house, you will notice the high standard of finish, maintaining a perfect balance of elegance and comfort. The property benefits from two spacious reception rooms, the second of which provides direct access to the beautifully manicured west-facing garden, offering a perfect space for relaxation or entertaining guests. The home also boasts an open-plan kitchen, complete with dining space, ideal for family meals and socialising. The kitchen is equipped with all the necessary amenities, reflecting the impeccable condition of the property as a whole. Upstairs, the property offers four double bedrooms, all bathed in natural light and offering comfortable living space. The house also features a well-appointed bathroom. The property sits within council tax band E and holds an EPC rating of C, demonstrating a reasonable energy efficiency level. One of the property's unique features is its single garage, providing secure parking or additional storage space. In summary, this is a fantastic opportunity to acquire a truly exceptional property, blending modern living with a touch of traditional charm. With its sought-after location, immaculate condition, and ample living space, this house is ready to become your perfect family home.

Offers in the region of: £560,000

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

ROOK
MATTHEWS
SAYER

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



Tynedale Terrace

Benton

Reception Room One: 16'00" x 12'03" (into alcove) – 4.88m x 3.73m

Reception Room Two: 16'10" x 12'03" (into alcove) – 5.13m x 3.73m

Kitchen: 22'03" (max) x 11'10" (max) – 6.78m x 3.61m

Downstairs W.C.

Bedroom One: 14'04" x 12'03" (into alcove) – 4.37m x 3.73m

Bedroom Two: 13'10" x 12'03" (into alcove) – 4.22m x 3.73m

Bedroom Three: 12'02" (max) x 11'11" – 3.71m x 3.63m

Bedroom Four: 8'03" x 12'00" – 2.52m x 3.66m

Bathroom: 8'09" x 8'08" – 2.67m x 2.64m



PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: FIBRE TO PREMISES

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY & GARAGE & ALSO PERMIT PARKING AVAILABLE FOR £25 PER PERMIT PER YEAR



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.

RESTRICTIONS AND RIGHTS

Listed? NO

Conservation Area? YES

Restrictions on property? NO

Easements, servitudes or wayleaves? NO

Public rights of way through the property? NO

RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

Known safety risks at property (asbestos etc...): NO

ACCESSIBILITY

This property has no accessibility adaptations:

E.g. Ramp access to front door

E.g. Accessible handrail to side door

E.g. Wet room to ground floor

E.g. Lift access to first floor

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: E

EPC RATING: C

FH00008315 .NF.NF.28/04/2025.V.2





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

