



Sandringham Avenue | Benton | NE12 8JX

£260,000

For sale is a spectacular bright and airy 4-bedroom terraced house, situated in an area replete with local amenities, outstanding schools, public transport links, and nearby parks. This property is ideal for families seeking a comfortable, convenient living space in a vibrant community. On offer are two spacious reception rooms, providing ample space for lounging and entertaining. The well-appointed kitchen, is equipped to cater to every culinary need. The configuration of this property is completed by a single, well-sized bathroom. The four bedrooms provide ample private space and are designed to facilitate restful sleep and relaxation.

Each bedroom features generous proportions, ready to accommodate a variety of furnishing preferences. The property is classified within Council Tax Band B, making it a cost-effective choice in terms of local taxation. In terms of location and connectivity, this property truly shines. Public transport links are within easy reach, ensuring swift and convenient access to wider locales. For families with school-going children, the nearby schools provide quality education within a stone's throw of the residence. Essential local amenities are a short walk away, offering convenience and ease. Additionally, the proximity to local parks opens up opportunities for leisurely walks, outdoor sports, and activities, perfect for a family-oriented lifestyle. This terraced house, with its array of features and prime location, offers an invitation to a lifestyle of comfort, convenience, and community. A viewing is highly recommended to truly appreciate the potential this property holds.

ROOK
MATTHEWS
SAYER



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Mid=terrace house

Good transport links

Four bedrooms

EPC: TBC

Two reception rooms

Council tax band: B

Close to local amenities

Tenure: Freehold

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE DOOR to:

ENTRANCE PORCH: Useful and versatile porch, door to:

ENTRANCE HALLWAY: staircase to first floor

LOUNGE: (front): 17'7 into bay x 13'4 into alcoves (5.36m x 4.06m)
Wooden double glazed bay window to front, smokeless coal fireplace.

RECEPTION ROOM: (rear): 14'1 X 11'6 into alcoves (4.29m x 3.51m)
Wooden double-glazed window to rear, radiator.

KITCHEN/DINING ROOM: (rear):
Briefly comprising; fitted wall and base units incorporating a one and a half bowl sink unit with mixer tap, gas oven, gas hob, extractor hood, space for fridge freezer, space for washing machine, radiator.

FIRST FLOOR HALF LANDING:

BEDROOM THREE: (rear): 10'8 into alcove x 7'9, wooden double-glazed window to rear, radiator.

FAMILY SHOWER ROOM: (side): Step in shower cubicle, pedestal wash hand basin, heated towel rail, frosted window to side.

SEPARATE W.C.: (side): low level W.C., frosted window to side.

STAIRS TO FIRST FLOOR LANDING:

BEDROOM TWO: (rear): 14'4 x 11'6 (4.37m x 3.51m)
Wooden double-glazed window to rear, radiator.

BEDROOM ONE: (front): 14'9 x 11'0 into alcoves (4.50m x 3.35m)
Wooden double-glazed window to front, radiator.

BEDROOM FOUR: (front): 11'3 x 6'3 (3.43m x 1.91m)
Wooden double-glazed window to front, radiator.

EXTERNALLY: Beautiful front garden with mature plants and shrubbery.

Rear enclosed yard with access to outhouse storage.



PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: FIBRE TO PREMISES

Mobile Signal Coverage Blackspot: NO

Parking: ON-STREET

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? NO

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

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO

Outstanding building works at the property: 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: B

EPC RATING: TBC

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T: 0191 2667788

foresthall@rmsestateagents.co.uk

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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.

