





- Sought After Location
- Four Bedrooms
- Front & Rear Gardens
- Close To Amenities
- Freehold
- Generous Link Detached
- Two Bathrooms
- Driveway & Garage
- Council Tax Band *D*
- Call For More Information





** Video Tour on our YouTube Channel | <https://youtu.be/SCAiY7UCvFo> **

Welcome to Benbrake Avenue, North Shields! This generous, extended detached house is a true gem waiting to be discovered and offers the buyer huge potential.

As you step inside, you are greeted by not just one, but two bright and airy reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. The extended kitchen is fitted with a range of wall and floor units providing ample storage space, has an integrated hob and oven and leads to a handy utility area. With four bedrooms, this property provides plenty of space for a growing family or for those who enjoy having extra space for guests or hobbies. The modern bathroom WC boasts a walk in shower, a double vanity unit with under sink storage and will soak up the demand of larger families. The property further benefits from gas central heating and double glazing.

Convenience is key with a driveway and an attached garage, providing parking space for your vehicles or additional storage. The well-stocked rear garden is perfect for those with green fingers or for simply enjoying some outdoor tranquillity.

The exact location affords ease of access to the A19 and the Tyne Tunnel. The A1058 Coast Road is also close by so you have a direct route to the beach or Newcastle City Centre. There are good links to public transport facilities which include prime bus routes. For the growing family the property is well positioned for access to very well regarded schools.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and start envisioning the endless possibilities that this property has to offer. For more information please call our Tynemouth branch on 0191 257 2000.

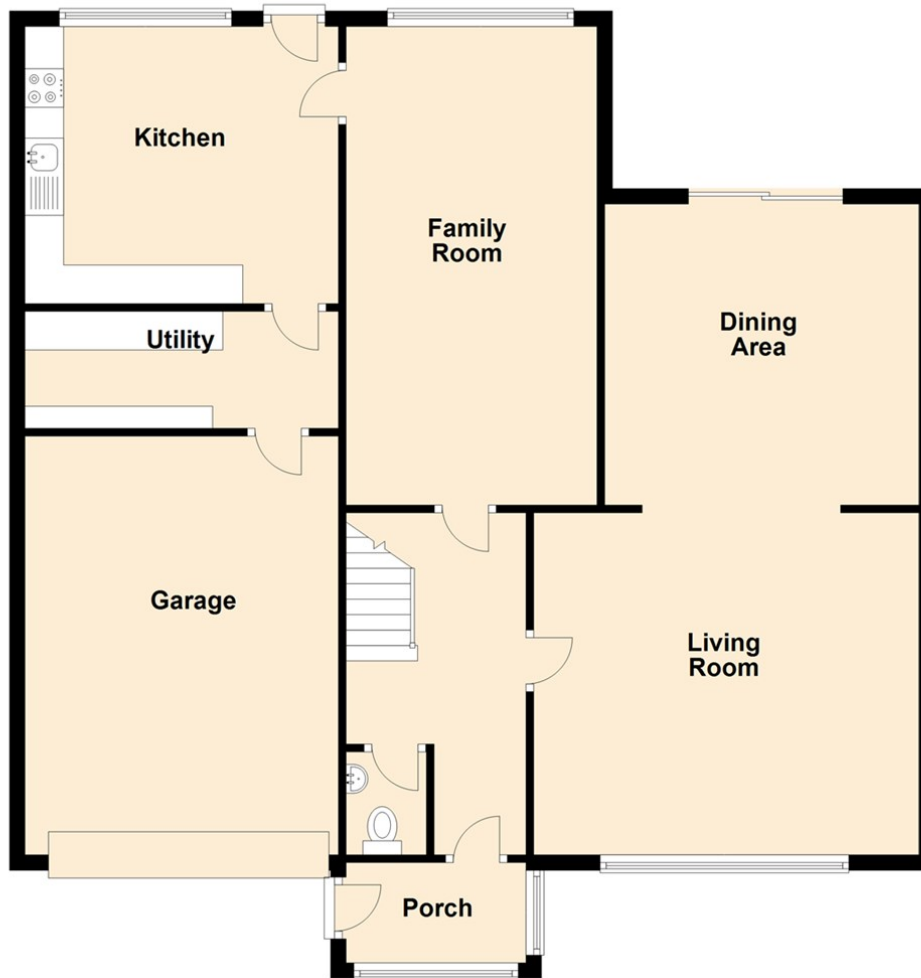
Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *D*



Ground Floor



The difference between house and home

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Living Room 14'6" x 16'4" (4.43 x 4.99)

Dining Area 12'9" x 13'4" (3.90 x 4.07)

Family Room 20'4" x 10'7" (6.20 x 3.25)

Kitchen 11'9" x 13'3" (3.59 x 4.06)


Utility 4'11" x 13'3" (1.52 x 4.06)

Main Bedroom 14'0" x 13'4" (4.28 x 4.07)

Bedroom Two 13'3" x 9'3" (4.05 x 2.83)

Bedroom Three 9'11" x 7'7" (3.04 x 2.33)

Bedroom Four 9'11" x 6'11" (3.04 x 2.11)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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Tynemouth

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