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SPRINGHILL GARDENS, BENWELL, NE15

£180,000


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Characterful semi-detached family home ideally situated on Springhill Gardens, Benwell. This traditional bay-fronted property combines two generous reception rooms with a practical kitchen/breakfast room, three bedrooms and an enclosed rear garden, making it an appealing opportunity for first-time buyers and families searching to put their own stamp on a property.

The ground floor offers a welcoming living room with a walk in bay window and feature fireplace, while a separate dining room overlooking the garden provides further space for family gatherings and entertaining. The spacious kitchen/breakfast room features fitted cabinetry, a breakfast bar, and French doors opening onto the rear garden as well as internal access to the useful garage storage to the front of the property. Upstairs, two generous double bedrooms and a single bedroom, currently arranged as a home office, are served by a stylish shower room. Outside, the enclosed rear garden offers plenty of potential for further landscaping, while a block-paved driveway to the front provides convenient off-street parking.

Springhill Gardens is situated within an established residential area of Benwell, conveniently positioned for the range of local shops, supermarkets and everyday amenities available along West Road and within nearby Fenham. The surrounding area offers a selection of well-regarded schools, including Canning Street Primary School and Stocksfield Avenue Primary School, alongside recreational facilities and green spaces. Regular bus services provide connections into Newcastle City Centre, while the nearby A1 offers convenient access to Newcastle International Airport and the wider North East region.

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The internal accommodation comprises: An entrance hallway with stairs rising to the first-floor landing and access to the ground-floor accommodation.

Positioned to the front is a generous living room, featuring an attractive walk-in bay window with decorative glazing, a characterful fireplace and ample space for comfortable seating. Further along the hallway, the separate dining room enjoys views over the rear garden through an additional walk-in bay window and benefits from wood-effect flooring and a feature fireplace, providing a versatile setting for family meals, entertaining or home working.

The kitchen/breakfast room is fitted with a comprehensive range of wood-fronted wall and base units, complemented by contrasting work surfaces, tiled splashbacks and flooring, together with a breakfast bar providing an excellent informal space for dining or an extension of the worktop space. French doors open directly onto the rear garden, while an internal door provides access to the remaining garage space, offering useful additional storage.

Stairs rise to the first-floor landing, which provides access to three bedrooms and the family shower room. The principal bedroom is a generous double featuring an attractive walk-in bay window, allowing plenty of natural light into the room. The second bedroom is another well-proportioned double overlooking the rear garden and benefits from a storage cupboard and recessed lighting. Bedroom three is positioned to the front and is currently arranged as a home office, offering flexibility as a single bedroom or nursery.

Completing the first floor is a contemporary shower room, fitted with a walk-in shower enclosure featuring a striking black-framed glass screen, heated towel rail, wall-mounted wash hand basin and WC, complemented by modern grey tiling.

Externally, the enclosed rear garden is predominantly laid to lawn, with paved pathways, planted borders and a raised area, offering excellent potential for further landscaping, while to the front, a block-paved driveway provides convenient off-street parking and external access to the garage storage area.





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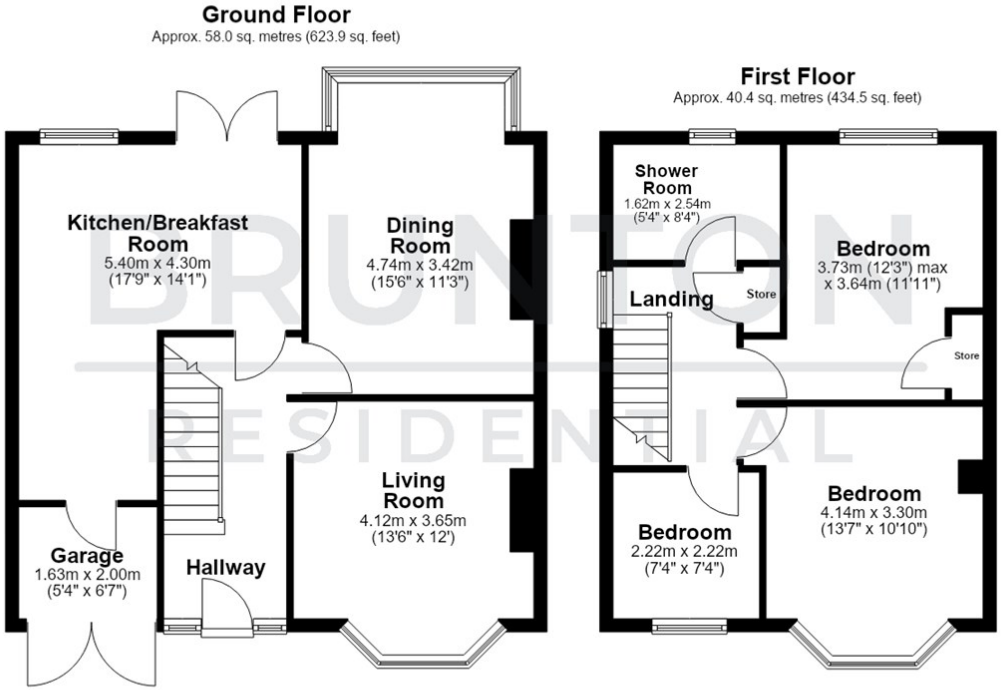
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : E



Total area: approx. 98.3 sq. metres (1058.4 sq. feet)



