Manor Avenue | Benton | NE7 7XJ

Offers Over £300,000

2 1 1

Fabulous traditional double-fronted bungalow

Two double bedrooms

Conservatory and utility room

Remodelled and fully modernised

Open-plan dining kitchen

Easy walking distance of local shops, amenities, and bus and Metro link

RMS | Rook Matthews Sayer

Viewing comes highly recommended on this fabulous traditional double-fronted bungalow, occupying a secluded corner plot surrounded by mature gardens. The property has been remodelled and fully modernised by the current owner, offering a range of high-quality modern fixtures and fittings throughout. It is conveniently located within easy walking distance of local shops, amenities, and bus and Metro links.

The property comprises an entrance hallway with hardwood flooring. There is a generously sized sitting room featuring a bay window, original hardwood flooring, and a feature fireplace. A superb open-plan dining kitchen incorporates a range of quality wall and base units with granite work surfaces and provides access to the conservatory and utility room.

There are two double bedrooms, one of which benefits from French doors leading to the rear garden. The property also features a quality fitted bathroom suite with a walk-in double shower.

A separate utility room provides access to the garage. Externally, the property is surrounded by mature gardens, with a secluded patio area to the rear and a driveway to the front.

Additional features include uPVC double glazing and gas-fired central heating.

ENTRANCE DOOR LEADS TO:
ENTRANCE HALL
Part glazed entrance doors, hardwood flooring, radiator, cloaks cupboard.

SITTING ROOM 13'11 (plus bay) x 12'0 (into alcove) (4.24 x 3.66m)
Double glazed window to front, double glazed bay window, coving to ceiling, radiator, hardwood flooring.

CONSERVATORY 12'2 x 9'7 (3.71 x 2.92m)
Double glazed window to rear and side.

DINING KITCHEN 20'0 x 14'8 into 11'8 (6.10 x 4.47-3.56m)
Fitted with a range of wall and base unit incorporating granite worksurfaces, Belfast sink, built in electric oven, built in gas hob, extractor hood, hardwood flooring, integrated dishwasher and fridge, radiator, double glazed window.

UTILITY 9'2 x 7'6 (2.79 x 2.29m)
Wall and base cupboard, space for washing machine, door to garage, double glazed door.

BEDROOM ONE 12'5 x 12'0 (3.78 x 3.66m)
Double glazed window, fitted wardrobes, mirror fronted sliding doors, coving to ceiling, radiator.

BEDROOM TWO 12'11 x 8'3 (3.94 x 2.51m)
Double glazed window, French doors to conservatory, radiator.

SHOWER ROOM
Walk-in shower, wash hand basin with set in vanity unit, tiled floor, heated towel rail, low level WC, double glazed frosted window.

FRONT/SIDE GARDEN
Flower, tree and shrub borders, driveway.

REAR GARDEN
Mainly paved, flower, tree and shrub borders, gated access.

GARAGE
Up and over door, light and power points, combi boiler.

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: TBC
Mobile Signal Coverage Blackspot: No
Parking: Garage & Driveway

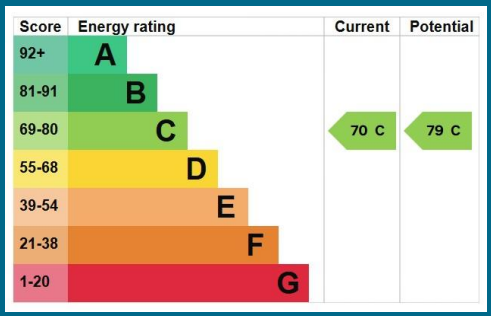
MINING
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

AGENTS NOTE
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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: C
EPC RATING: C

GS00016134.DJ.PC.06.08.26.V.1



T: 0191 284 7999
Gosforth@rmsestateagents.co.uk

RMS | Rook Matthews Sayer

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.

The Property Ombudsman

T: 0191 284 7999

Gosforth@rmsestateagents.co.uk

RMS | Rook Matthews Sayer