STATION APPROACH, BENTON, NE12

Offers Over £560,000

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Substantial Victorian End Terrace Situated within Bentons' Conservation Area & Boasting Close to 2,500 Sq ft of Internal Living Space with Two Great Reception Rooms, an Impressive 32ft Open Plan Kitchen/Dining & Family Space, Utility/Boot Room, Six Bedrooms, Family Bathroom plus Shower Room, Separate Ground Floor W.C., Delightful Enclosed Lawned Front Gardens, Rear Garden plus Courtyard, Off Street Parking & Garage!

This excellent Victorian end-terraced is ideally located on Station Approach, Benton. Station Approach, which is placed just off from Station Road, is perfectly positioned just a stones-throw from Benton Metro Station, providing direct rail links into Newcastle City Centre and throughout the region.

The property is also situated close to Four Lane Ends Transport Interchange, as well as the shops and amenities of Forest Hall, Northumbria University Coach Lane Campus and The Freeman Hospital.

Providing a wealth of period detail, including original marble fireplaces and tall ceilings, this excellent Victorian home offers a great opportunity in a desirable residential location.

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The internal accommodation comprises: Entrance porch, which leads into a welcoming entrance hallway featuring stripped wood flooring. From here, there are stairs to the first floor, a ground-floor WC, two generous reception rooms, and the impressive kitchen/diner which is positioned to the rear.

The front reception room is an excellent size and benefits from dual aspect windows, including a walk-in bay window, tall ceilings, ornate cornicing, and marble fireplace. The rear reception room offers similar character features, including high ceilings, cornicing, and a feature fireplace, along with a useful storage cupboard and a window overlooking the rear yard.

To the very rear, is the impressive, open plan kitchen/dining and family space which provides a spacious and practical area with fitted wall and base units with recently updated kitchen cupboards. French doors from the the kitchen provide access out to the rear yard, and a separate utility/boot room which is fitted for a washer and dryer. From the utility, there is internal access into the garage, which benefits from a newly installed electric roller door and offers secure parking or storage.

The first floor landing which provides access to four bedrooms, a family bathroom, and separate WC is generously proportioned, beautifully presented and flooded with natural light from a large window, creating a bright and airy feel throughout. This inviting space offers ample room for a charming reading nook, perfect for relaxing and enjoying the peaceful outlook. The rear bedroom is a generous double room with a charming feature fireplace. The main bedroom is located at the front and benefits from a walk-in bay window, which is a distinct feature compared to others on the terrace, along with high ceilings and feature fireplace. To the very rear of the landing is another good sized bedroom that could also be utilised as a study or office. The fourth bedroom on this level is positioned at the front and is currently used as a dressing room. The family bathroom is fitted with a four-piece suite, complemented by tiled walls and a heated towel rail, with a separate WC located adjacent.

The second floor completes the internal accommodation and provides two further double bedrooms along with a shower room featuring a Velux window.

Externally, the property offers a generous garden plot, with a large lawned front garden which is laid mostly to lawn with well stocked borders and hedged boundaries. To the rear, there is a separate garden area, along with off-street parking. Additional off-street parking is available to the side and access to the garage.

Well presented throughout, early viewings are deemed essential.

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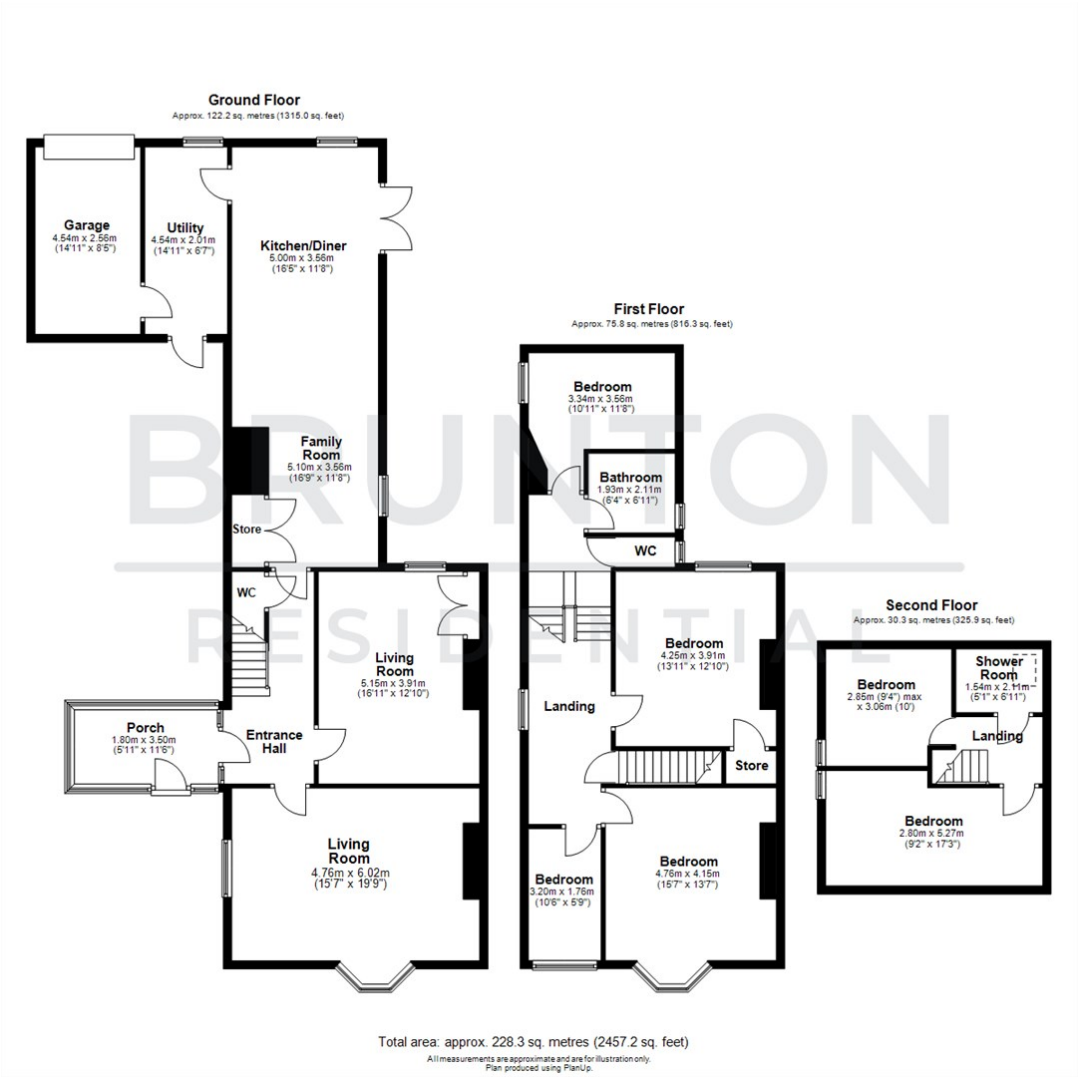
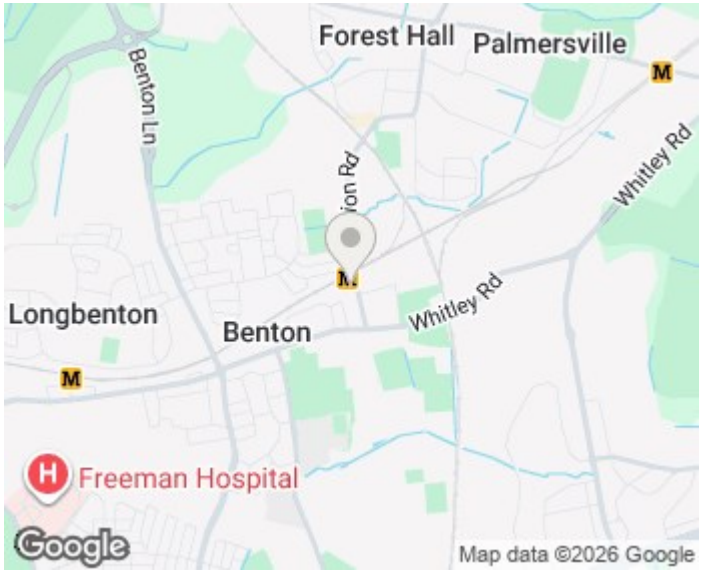
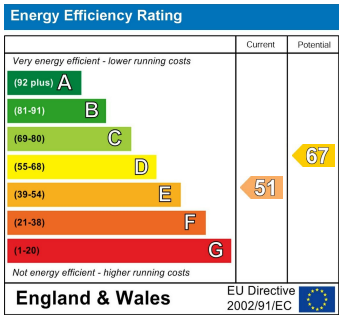
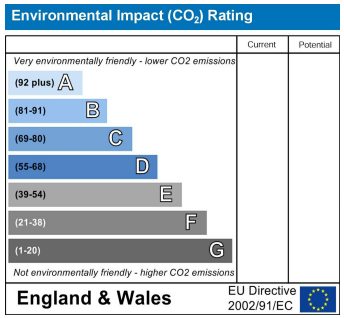
TENURE : Freehold

LOCAL AUTHORITY : North Tyneside CC

COUNCIL TAX BAND : E

EPC RATING : E