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Matthews
Sayer

Manor Avenue | Benton | NE7 7XJ

Offers Over £325,000



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Fabulous traditional double-fronted bungalow

Remodelled and fully modernised

Two double bedrooms

Open-plan dining kitchen

Conservatory and utility room

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

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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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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