

Sandringham Avenue, Benton, NE12

OO £300,000



Full Description

Alexander Hudson are delighted to bring to the market this three bedroom semi detached dormer style bungalow, well positioned on a mature corner garden site on this popular residential road in Benton NE12.

A rare opportunity to purchase this spacious, extended home , which lends itself to a number of potential purchaser including families , as well as those looking for versatile living space. The accommodation is attractively presented and comprises; Entrance Hall, Charming Lounge to front, ground floor double bedroom which has fitted furniture providing ample storage. Second good sized ground floor bedroom. Additional reception room to the rear ideal as a dining room, which extends to pleasant conservatory with French doors out to the gardens. Fitted kitchen and bathroom/wc including shower complete the ground floor. Stairs from the main hallway give access to a first floor, dormer style double bedroom and shower room/wc. Externally there are mature gardens which extend to three elevations, laid to lawn with numerous trees, shrub and flower borders. Double access gates lead to a driveway for off street parking and a single garage for storage.

Benton is a popular and well-established residential area that perfectly blends suburban comfort with excellent, convenient transport links. The

area offers a strong sense of community and a wide range of amenities. Residents enjoy an array of local shops, cafés, pubs, and essential services. For more extensive retail, dining, and leisure facilities, both Killingworth and the Silverlink Retail Park are only a short drive away. Families are particularly drawn to Benton thanks to its reputable schools, attractive residential streets, and abundance of green spaces. Parks, play areas, and nearby Rising Sun Country Park.

Contact Us

Alexander Hudson

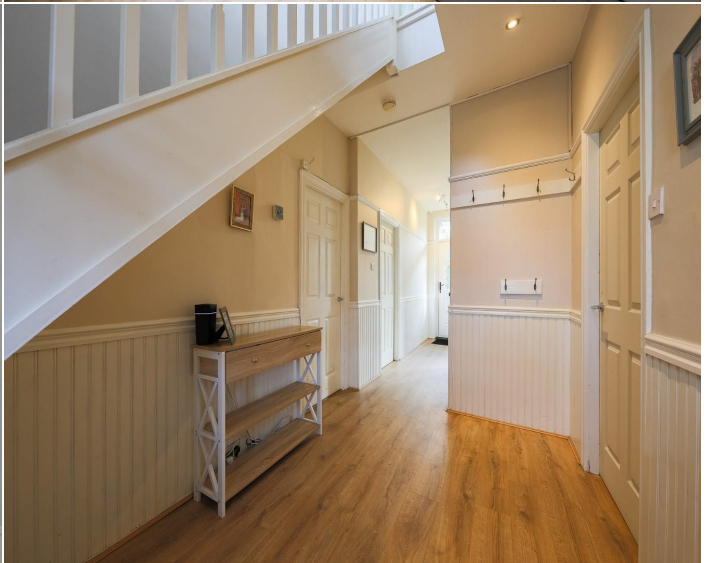
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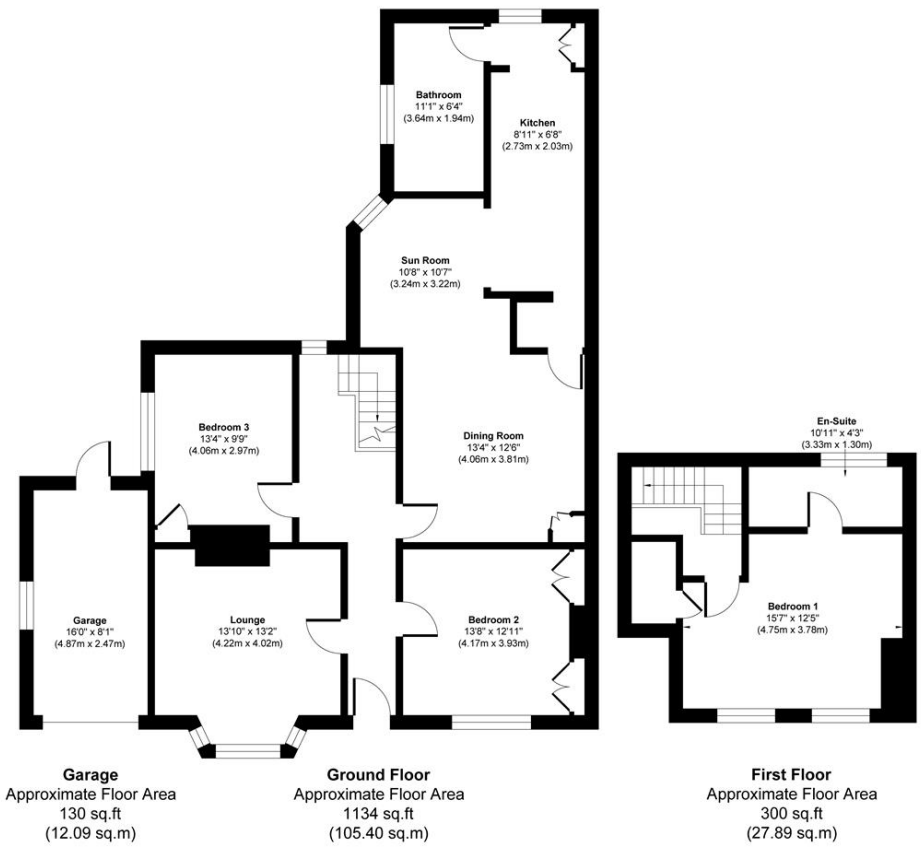






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	72
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Approx. Gross Internal Floor Area 1564 sq. ft / 145.38 sq. m (Including Garage)

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