



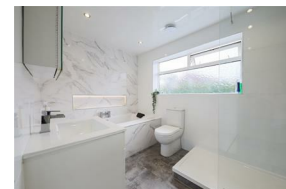
# Alexander Hudson Estates

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Sales Particulars

# Alexander Hudson Estates

Sandringham Avenue, NE12



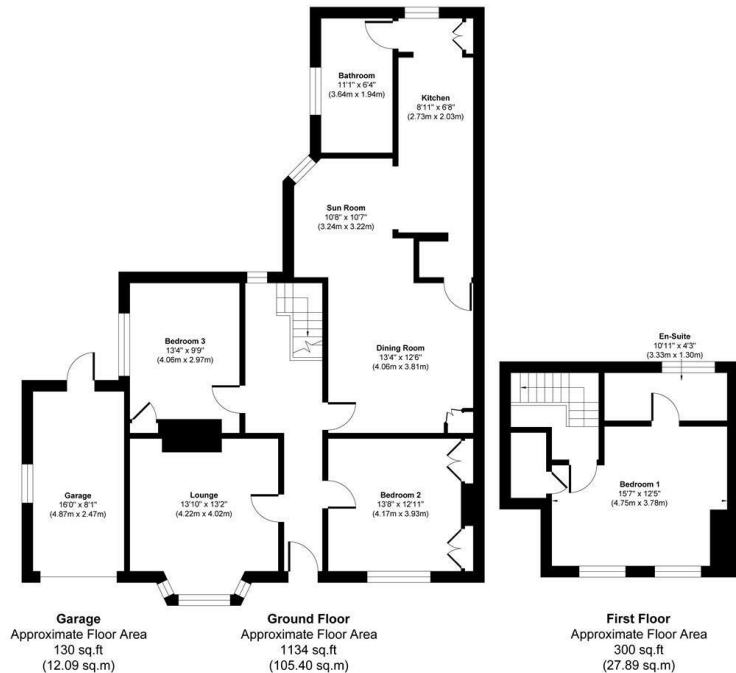
# The Property

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.

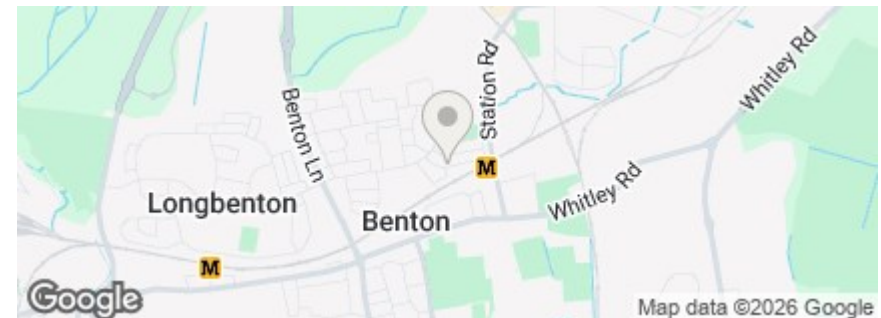
Benton is a popular and well-established residential area that perfectly blends suburban comfort with excellent, convenient transport links. The area offers a strong sense of community and a wide range of amenities. Residents enjoy an array of local shops, cafés, pubs, and essential services. For more 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.

Freehold  
Council Tax: C  
EPC Rating: 60



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

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