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** AUCTIONEERS ** VALUERS ** ESTATE AGENTS ** Est. 1902 **

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4 BENFIELD GROVE, SEATON SLUICE, TYNE AND WEAR NE26 4JP



An immaculate semi-detached bungalow in a quiet cul-de-sac
on a popular residential estate.

Accommodation comprises: Entrance porch, hall, large living room, fitted kitchen,
two bedrooms with fitted wardrobes, bathroom with shower and wc.

Delightful conservatory to rear. Single garage with driveway.

Paved garden to front. Patio and lawned garden to rear. Well worth a view!

Offers in the region of £150,000.

Viewing strictly through the agent. Contact 0191 2658080



4 Benfield Grove, Seaton Sluice, Tyne and Wear NE26 4JP

<u>Entrance porch and Hall</u>	Meter cupboard. Alarm panel. One radiator.
<u>Lounge with bay window</u>	5.629 m x 3.459 m. Electric fire and surround. One radiator.
<u>Kitchen</u>	3.036 m x 2.763 m. Fitted units. One radiator.
<u>Bedroom (front)</u>	3.451 m x 2.884 m. Fitted wardrobe. One radiator.
<u>Bedroom (rear)</u>	2.107 m x 1.590 m. Fitted wardrobe. One radiator.
<u>Bathroom</u>	2.107 m x 1.590 m. Fully tiled. Bath with shower. WC.
<u>Conservatory</u>	3.202 m x 1.958 m.
Garage	5.236 m x 2.410 m. Shelved storage area and sink.
Front garden.	Paved.
Rear garden.	Lawned and paved patio. Two timber sheds.
Side.	Off street parking. Paved hard standing.
<u>Services</u>	Mains electricity. Gas. Water and drainage.
<u>Heating</u>	Gas fired central heating and fully double glazed.

Viewing is strictly by appointment with the agent

Auction sales of antique and modern furnishings and collectables conducted twice weekly with the Byker auction rooms.