

7 Lyndhurst Road, Benton, Newcastle upon Tyne, Tyne & Wear, NE12 9NT

Well presented with south facing gardens and a wealth of period charm, a delightful extended 1920's semi well positioned on Lyndhurst Road, Benton. Close to Benton Metro Station, Lyndhurst Road, a proud tree lined avenue is ideally located within the heart of Benton's Conservation Area.

Boasting in excess of 1,400 Sq ft the accommodation comprises: entrance hall with polished wooden floors, cloak cupboard and staircase to first floor; ground floor WC; lounge with tall ceilings, marble fireplace with log burning stove and south-facing aspect over the gardens; dining room with feature fireplace and French doors to the rear; an extended third reception with vaulted ceiling and south-facing aspect, currently a study, but would make a great play room; utility, also with vaulted ceiling and light and airy kitchen/breakfast room with integrated appliances and dual aspect. The first floor landing provides access to a delightful and re-fitted family bathroom, again with dual aspect and four-piece suite including step-in shower and a free standing roll top bath and three bedrooms, two of which comfortable doubles. The loft space (light storage only) is carpeted and decorated with Velux window, light and power and accessed from a drop down ladder from bedroom two.

Externally, the south facing gardens are laid mainly to mature planting and paved patios. To the rear of the house, a block-paved driveway provides off street parking for two cars and also includes a paved patio with fenced boundaries. Well presented throughout with many fine features, wood framed double glazed windows and gas central heating; an early viewing is an absolute must!

1920's Semi-Detached | 1,426 Sq ft (132.5m2) | Three Bedrooms | Lounge | Family Room | Study/Playroom | Kitchen/Breakfast Room | Utility Room | Ground Floor WC | Family Bathroom | South Facing Gardens | Two Car Driveway | Well Presented | Period Features | Freehold | Council Tax Band E | Conservation Area | EPC Rating: C

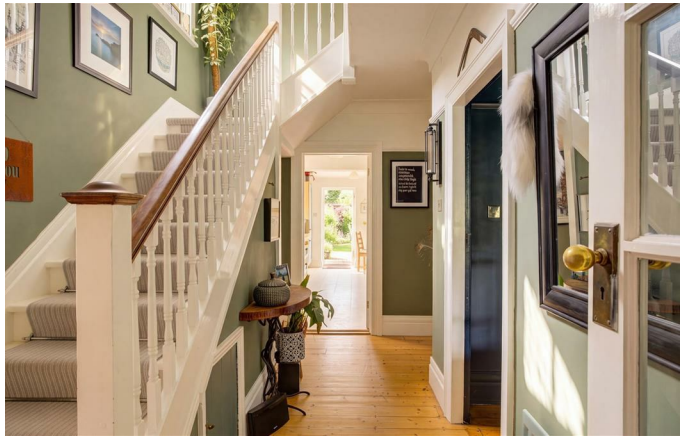
Offers Over £435,000





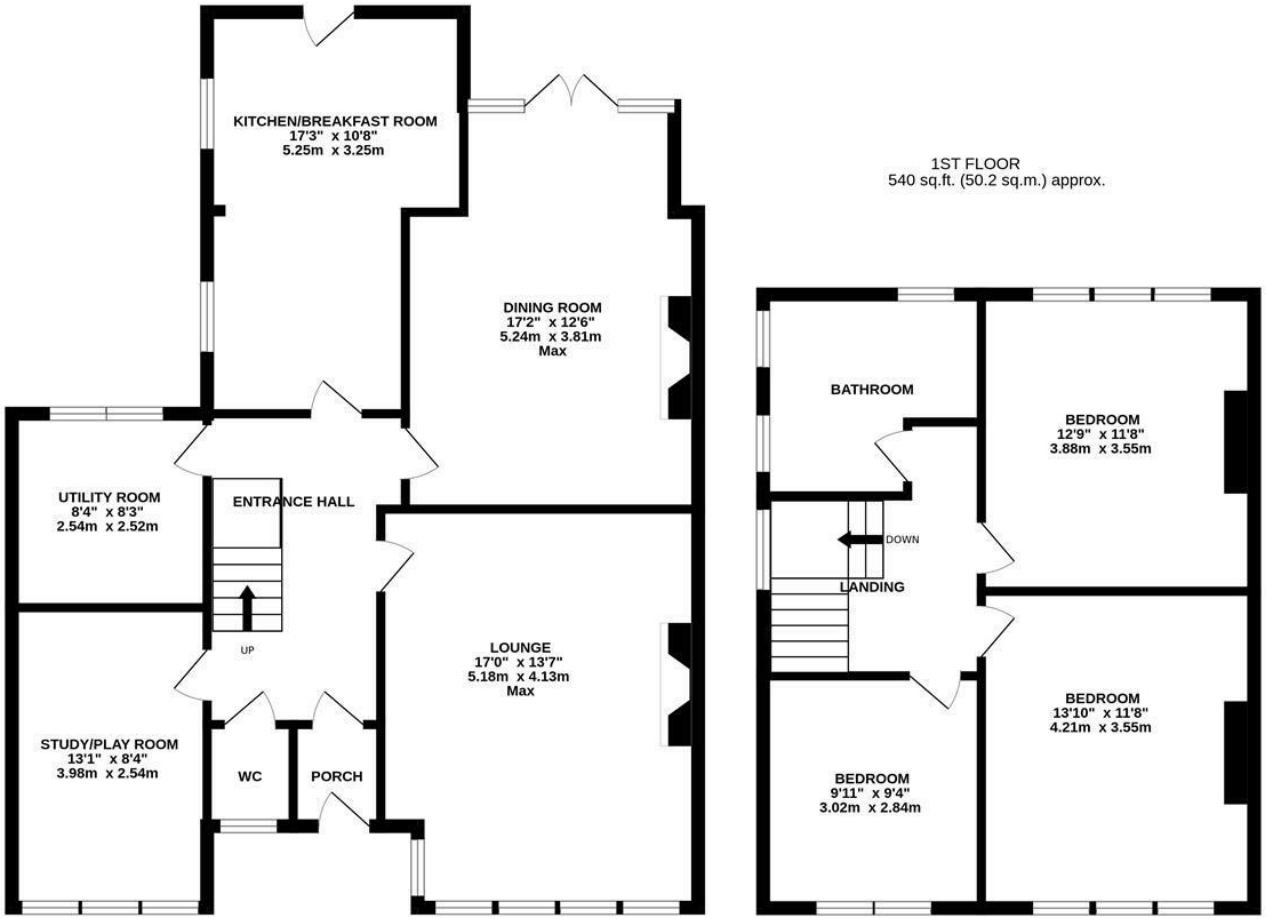






GROUND FLOOR
886 sq.ft. (82.3 sq.m.) approx.

1ST FLOOR
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 1426 sq.ft. (132.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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