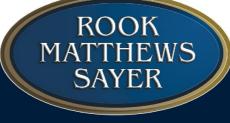


St James Gardens Benwell

- Mid terraced house
- Three Bedrooms
- Two reception rooms
- Gas central heating
- Double glazing
- Gardens to front and rear
- Yard to rear
- Off street parking to rear
- £ 114,950

380 West Road, Fenham Newcastle upon Tyne NE4 9RL



Professional Property People





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4 St James Gardens, Benwell, Newcastle upon Tyne, NE15 6SB

An impressive traditional style mid terraced house situated within this well maintained pedestrianised street. Ideal for a young couple or family, offering convenient access to local amenities and facilities. The property also benefits from gas central heating and double glazing. The accommodation itself offers well proportioned rooms, briefly comprising: entrance hallway, lounge, dining room, kitchen, stairs to first floor, three bedrooms and bathroom w/c. Externally there is a garden to the front and a private yard to the rear with off street parking.

Entrance hallway

Stairs to first floor

Lounge 15'4 x 12'10 (4.67 x 3.91)

Double glazed bay window to front; gas central heating radiator; gas fire with tiled inset, hearth and feature surround; coving to ceiling; ceiling rose

Dining room 15'0 x 12'3 (457 x 3.73)

Double glazed window to rear; gas central heating radiator; wood laminate flooring; coving to ceiling; ceiling rose.

Kitchen 11'5 x 7'9 (3.48 x 2.36)

Fitted with a range of wall and floor units with complimenting work surfaces; stainless steel sink with drainer unit; gas cooker point; stainless steel extractor hood; tiled splash back to walls; wall mounted combination boiler; two double glazed windows; gas central heating radiator.

First floor

Bedroom one 13'1 x 8'3 (3.99 x 2.52)

Double glazed window to front; gas central heating radiator; built in wardrobe set into alcove.

Bedroom two 11'4 x 11'1 (3.45 x 3.38)

Double glazed window to rear; gas central heating radiator.

Bedroom three 16'0 x 7'5

Double glazed window to front; gas central heating radiator; wood laminate floor.

Bathroom w/c

Three piece bathroom suite comprising low level w/c, wash hand basin and bath. Tiled splash back to walls; double glazed window to rear; gas central heating radiator.

Externally

Front

Planted garden with well stocked flower beds and shrubs, enclosed by iron railings and wall.

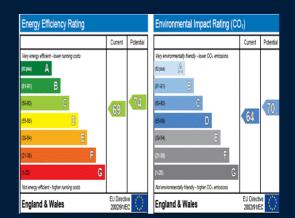
Rear

Enclosed yard with up and over garage door providing off street parking.









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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer in the any authority to make or give any representation or warranty whatever in relation to this property.

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