



## The Old Vicarage – Williams Park Benton

- Maisonette
- Four Bedrooms
- Two Reception Rooms
- Period Features
- No Upper Chain

**£ 270,000**



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# The Old Vicarage

Benton

## PROPERTY DESCRIPTION

Step into this charming 4-bedroom maisonette, ideal for families and couples alike, located in the serene Williams Park, Benton, with easy access to public transport links. This Grade II listed property is neutrally decorated throughout and boasts historical features and a unique blend of modern comforts. The spacious master bedroom features an en-suite bathroom, built-in wardrobes, and ample natural light. The second double bedroom impresses with a fireplace, while the third bedroom offers its own en-suite. A fourth double bedroom provides additional space for a growing family.

The open-plan kitchen includes a dining space, perfect for entertaining guests. Two generous reception rooms provide a cozy fireplace, high ceilings, and garden views, with one room serving as a convenient home office. Three well-appointed bathrooms cater to the household's needs, with a large rain shower, built-in storage, and a heated towel rail in the main bathroom.

With high ceilings, a garage, parking facilities, and historical charm, this maisonette offers a unique opportunity to enjoy comfortable living in a peaceful setting. Don't miss out on making this property your new home!

Living Room: 16'06" (max) x 16'09" (into alcove) - 5.03m (max) x 5.11m (into alcove)

Kitchen: 16'06" x 15'08" - 5.03m x 4.78m

Bedroom One: 15'02" (into alcove) x 10'08" - 4.62m (into alcove) x 3.25m

En-suite One: 9'11" x 5'11" - 3.02m x 1.80m

Bedroom Two: 15'02" x 11'00" (into alcove) - 4.62m x 3.35m (into alcove)

Bedroom Three: 14'10" (max) x 11'08" - 4.52m (max) x 3.56m

En-suite Two: 14'10" (max) x 5'00" - 4.52m (max) x 1.52m

Bedroom Four: 14'10" (max) x 16'06" - 4.52m (max) x 5.03m

Bedroom Five / Home Office: 11'06" (max) x 10'07" - 3.51m (max) x 3.22m

Bathroom: 16'06" x 8'06" (max) - 5.03m x 2.59m (max)

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: "CABLE / FIBRE / ADSL / SATELLITE"

Mobile Signal Coverage Blackspot: No

Parking: Garage

## MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

## TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 125 years from 01/01/2000

Ground Rent: £136.52 per annum

Service Charge: £2814.78 per annum

**COUNCIL TAX BAND:** E

**EPC RATING:** F

FH00008644.SD.SD.26/3/24.V.1



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**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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