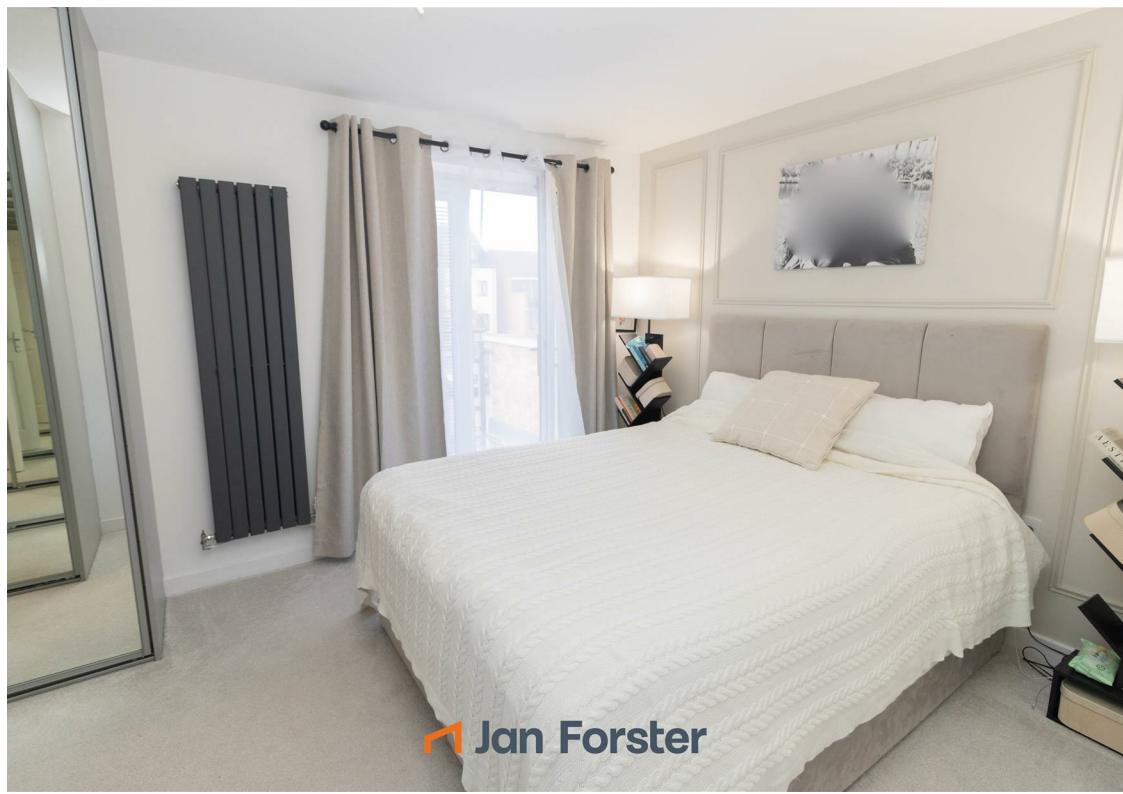






- Ideal Family Home
- Two Reception Rooms
- Two Bathrooms
- Rear Garden
- Freehold
- Three Bedroom Detached
- Ground Floor WC
- Off Street Parking
- Modern Development
- Call For More Information





**** Video Tour on our YouTube Channel | <https://youtu.be/rZwLyKuiy0A> ****

This beautifully presented three-bedroom detached home, located on a highly sought-after development in Wallsend, offers modern and spacious accommodation in a popular and well-connected residential area.

East Benton Rise is ideally positioned close to a wide range of local amenities, highly regarded schools, and excellent transport links, offering easy access to Newcastle City Centre, the Coast, and surrounding areas. This modern, stylish, and well-appointed home is perfect for families or professionals seeking comfort and convenience in one of Wallsend's most desirable developments.

The property itself offers fantastic accommodation over two floors and briefly comprises: - an entrance vestibule, a bright and airy lounge, a stylish kitchen diner with fitted units, integrated oven and hob and French doors opening onto the garden, a convenient downstairs WC, and a versatile family room which also has French door access to the front.

To the first floor, there is a superb main bedroom featuring an en-suite and a stunning private balcony, as well as two further good-sized bedrooms and a modern family bathroom WC. The property also boasts gas central heating, double glazing, and ample storage throughout.

Externally, the home benefits from a delightful garden to the rear featuring a stylish decked area, covered by a pergola, providing the perfect space for outdoor dining or unwinding. To the front there is a driveway providing off-street parking and a neat lawned area.

For more information and to book a viewing please call our team on 0191 217 1122.

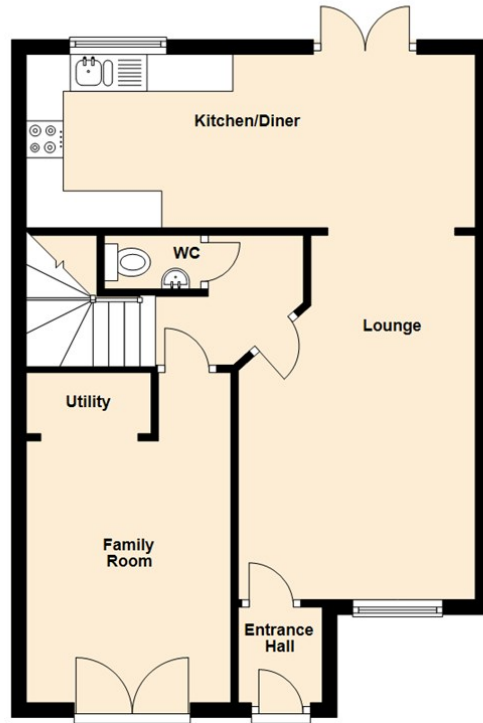
Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

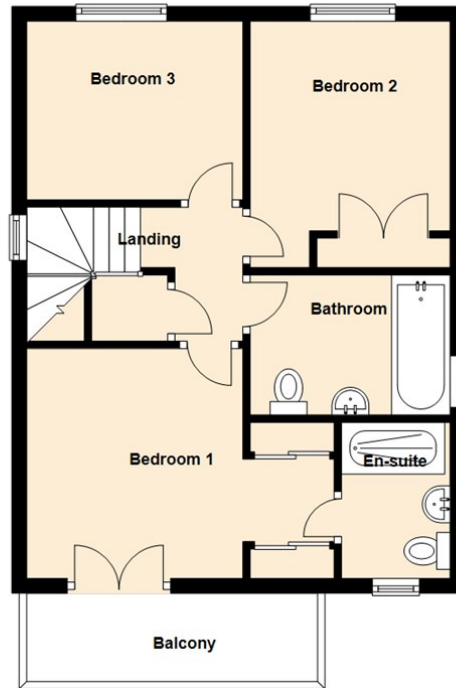
Council Tax band: C



Ground Floor



First Floor



Lounge 16'2" x 10'6" (4.94 x 3.21)

Kitchen Dining Room 7'8" x 19'11" (2.35 x 6.09)

Family Room 14'8" x 9'1" (4.48 x 2.77)

Bedroom One 10'2" x 13'8" (3.12 x 4.17)

Bedroom Two 10'11" x 8'10" (3.34 x 2.71)

Bedroom Three 7'11" x 9'7" (2.42 x 2.93)

The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Us: 0191 236 2070



www.janforsterestates.com

