



## 4 Edge Way

East Benton Rise, Wallsend, NE28 9FH

\*\* SEMI DETACHED HOUSE \*\* THREE DOUBLE BEDROOMS \*\* PRIVATE GARDEN TO REAR \*\*

MASTER BEDROOM WITH EN-SUITE & BALCONY \*\* BEAUTIFULLY PRESENTED THROUGHOUT

GARAGE & OFF-STREET PARKING FOR TWO VEHICLES \*\* LOVELY FAMILY HOME IN A SOUGHT AFTER LOCATION \*\* READY TO MOVE INTO \*\*

CHAIN FREE \*\* FREEHOLD \*\* COUNCIL TAX BAND C \*\* ENERGY RATING C

Price £230,000

# 4 Edge Way

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- Semi-Detached House
- Downstairs WC
- Freehold
- Three Double Bedrooms
- Modern Kitchen/Diner
- Council Tax Band C
- En-Suite To Master
- Garage & Parking
- Energy Rating C

## Entrance Lobby

## Living Room

16'0" x 10'4" (4.88 x 3.16)

## Inner Hallway

## Cloakroom

3'0" x 4'8" (0.92 x 1.41)

## Kitchen & Dining Room

7'7" x 18'10" (2.32 x 5.74)

## Stairs to First Floor

## Master Bedroom

9'7" x 14'3" (2.92 x 4.35)

## En-suite Shower Room

6'10" x 4'4" (2.08 x 1.31)

## Bedroom 2

11'3" x 8'9" (3.43 x 2.66)

## Bedroom 3

7'10" x 9'10" (2.40 x 3.00)

## Family Bathroom

5'7" x 8'8" (1.69 x 2.65)

## Gardens

## Garage & Drive

## Broadband



## Directions

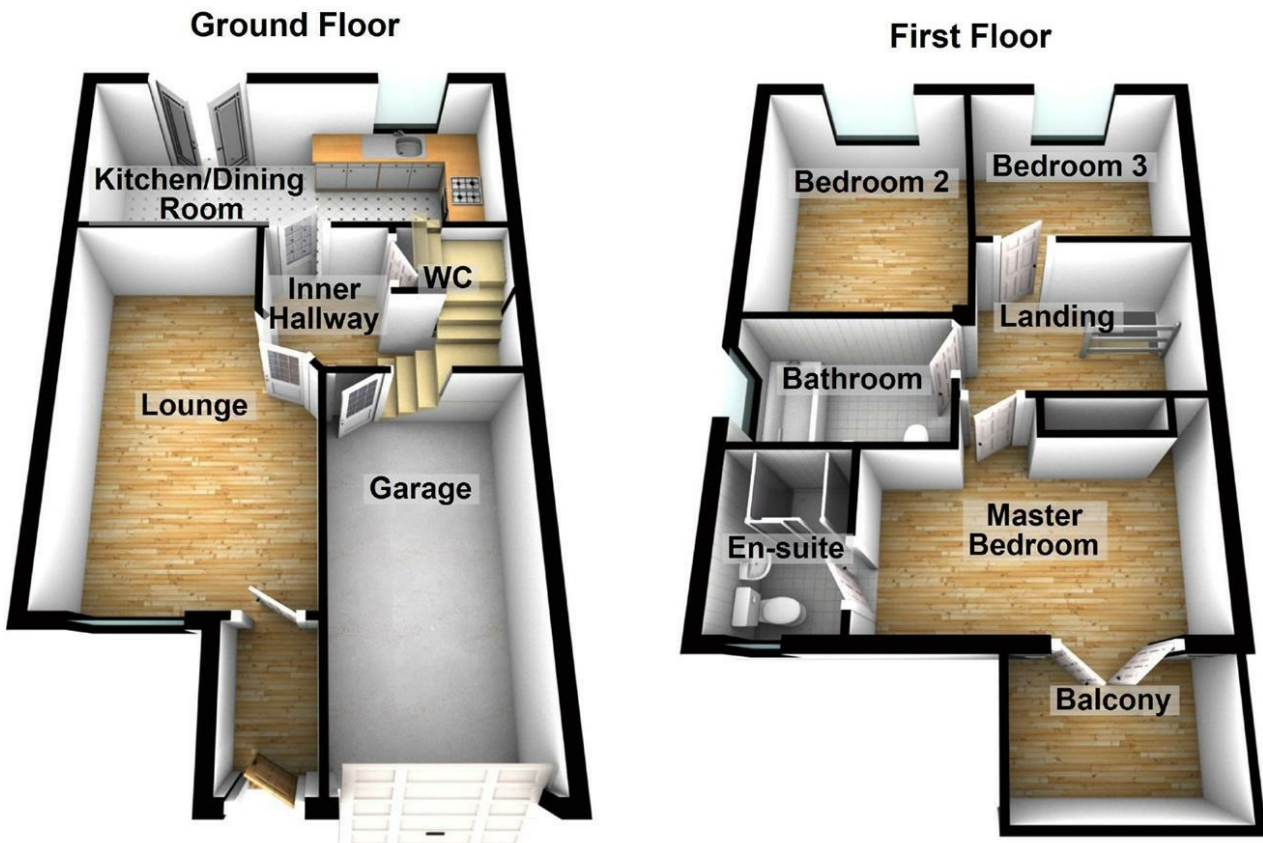








## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>		<b>78</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	