

## 56 Moor Drive

East Benton Rise, Wallsend, NE28 9FE

\*\* THIS PROPERTY IS NOW "SALE AGREED" AND THERE ARE TO BE NO FURTHER VIEWINGS - WE WOULD LOVE TO HEAR FROM YOU IF YOU HAVE A PROPERTY TO SELL AND WANT ONE OF OUR "GONE" BOARDS TOO! PLEASE GET IN TOUCH \*\*

\*\* FOUR BEDROOM DETACHED HOUSE \*\* FREEHOLD \*\* BEAUTIFULLY PRESENTED \*\*

\*\* SPACIOUS LOUNGE \*\* MODERN KITCHEN & BATHROOM \*\* DOWNSTAIRS W/C \*\*

\*\* MASTER WITH EN SUITE \*\* OFF STREET PARKING & GARAGE \*\* SOUTH FACING REAR GARDEN \*\*

**Offers Over £310,000**

# 56 Moor Drive

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- Persimmons Part Exchange
- Garage & Drive
- Council Tax Band D
- Detached House
- Gardens Front & Rear
- Energy Rating C
- Four Bedrooms
- Freehold - Estate Charge Applies

## Entrance hallway

## Living Room

15'8" x 10'11" (4.80 x 3.35)

## Kitchen and Dining Room

10'2" x 18'5" (3.11 x 5.62)

## Utility

7'0" x 5'2" (2.14 x 1.59)

## Toilet

2'10" x 5'2" (0.87 x 1.59)

## Stairs to First Floor

## Bedroom 1

14'9" max x 13'10" max (4.50 max x 4.23 max)

## En-Suite

## Bedroom 2

12'3" x 9'3" (3.75 x 2.84)

## Bedroom 3

9'6" x 9'3" (2.92 x 2.84)

## Bedroom 4

9'6" x 7'2" (2.92 x 2.19)

## Family Bathroom

6'10" x 6'4" (2.10 x 1.95)

## Gardens

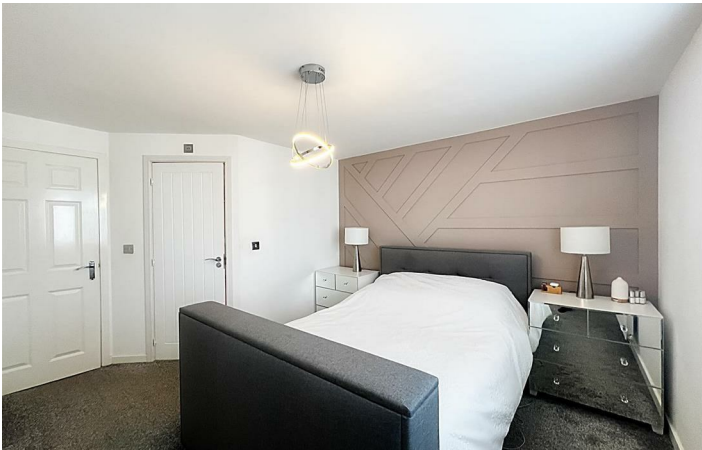
## Garage & Driveway

## Freehold

## Broadband



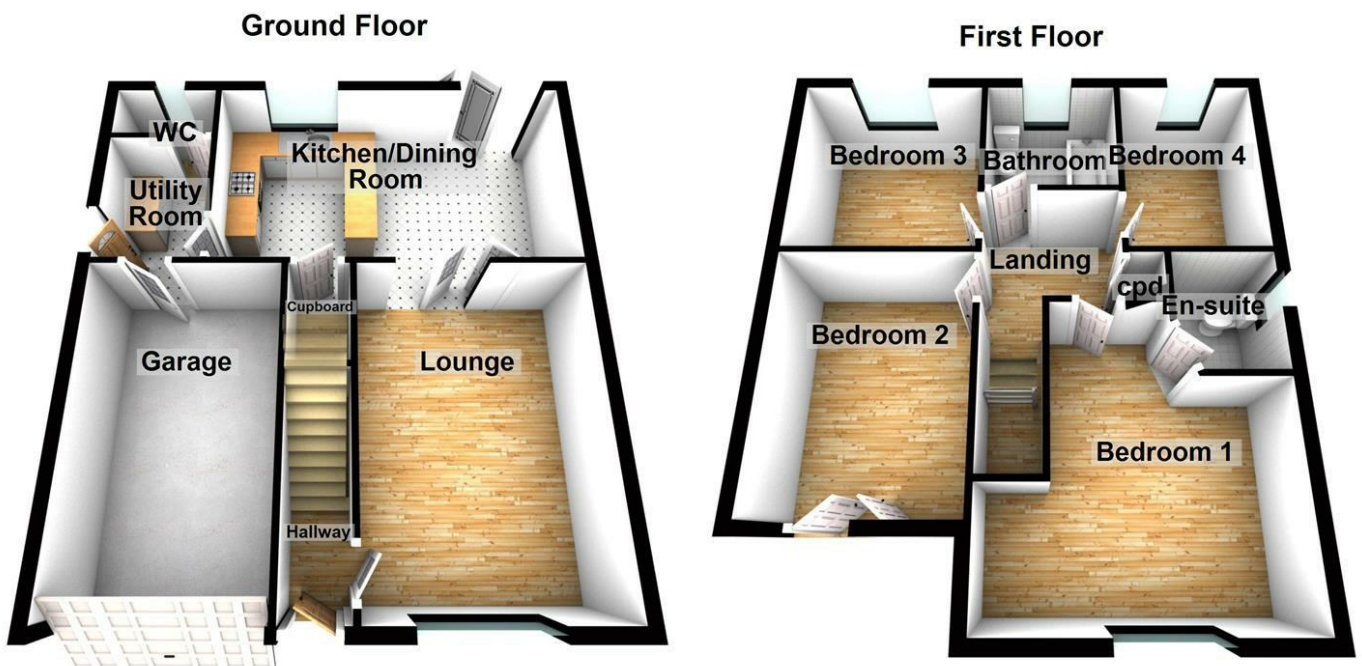
## Directions







## 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) A			88
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	