

## 39 Oxen Drive

East Benton Rise, Wallsend, NE28 9FJ

\*\* 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 \*\*

\*\* STUNNING THREE BEDROOM SEMI DETACHED HOUSE \*\* BALCONY & EN-SUITE TO MASTER \*\*

\*\* SUPERB MODERN KITCHEN WITH INTEGRATED APPLIANCES \*\* DOWNSTAIRS WC \*\*

\*\* DRESSING ROOM WITH FITTED WARDROBES - THIS COULD BE A PLAYROOM / OFFICE \*\*

Offers Over £239,950



- Three Bedroom Semi Detached House

- Modern Kitchen/Diner With Integrated Appliances

- Beautifully Presented Throughout

**Entrance**  
Double glazed composite entrance door, radiator, inner door leading into the lounge.

### Lounge

4.88 x 3.16

Double glazed window, feature panelled wall, radiator.

### Rear Hallway

Stairs to the first floor landing, tiling to floor, radiator.

### WC

4'7" x 3'0" (1.41 x 0.92)

WC, wash hand basin with built-under storage, part panelled walls, tiling to floor, ladder style radiator.

### Dressing Room

9'10" x 7'11" (3.00 x 2.42)

Fitted with a range of wardrobes, wall mounted electric heater. (formerly part of the garage this could have a variety of uses )

### Kitchen/Dining Room

18'9" 7'7" (5.74 2.32)

Fitted with a modern range of wall and base units with work surfaces over, integrated oven and hob with extractor hood over, integrated fridge/freezer, dishwasher and washing machine, sink and tiled

- Balcony & En-Suite To Master Bedroom

- Dressing Room/Playroom

- Freehold - Council Tax Band C splashbacks. Double glazed window, tiling to floor, radiator and double glazed French doors leading out to the rear garden.

### Landing

Cupboard, access to bedrooms and bathroom

### Bedroom 1

14'3" x 9'6" (4.35 x 2.92 )

Double glazed French doors leading to the balcony, radiator.

### En-Suite

2.08 x 1.31

Comprising; shower cubicle, WC and wash hand basin. Double glazed window, ladder style radiator, part tiled walls and tiling to floor.

### Bedroom 2

3.43 x 2.66

Double glazed window, fitted wardrobes, feature panelled wall, radiator.

### Bedroom 3

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

Double glazed window, radiator.

### Bathroom

8'8" x 5'6" (2.65 x 1.69 )

Comprising; bath, with shower over, WC and wash hand basin with

- Downstairs Cloaks/WC

- Off Street Parking & Storage

- Energy Rating C built-under storage. Double glazed window, part tiled walls, ladder style radiator, tiling top floor.

### Storage

7'11" x 5'11" (2.42 x 1.82)

Formerly part of the garage with lighting and up and over door.

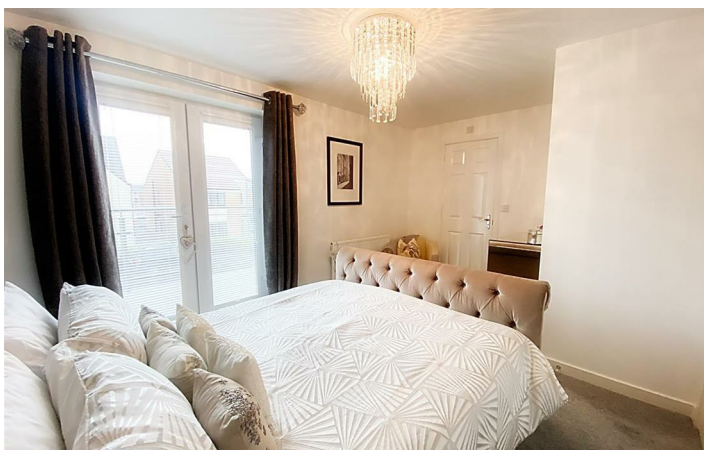
### External

Externally there is a lawned garden off street parking. The rear garden has lawn, paved patio areas and decking, there is also a shed for storage.

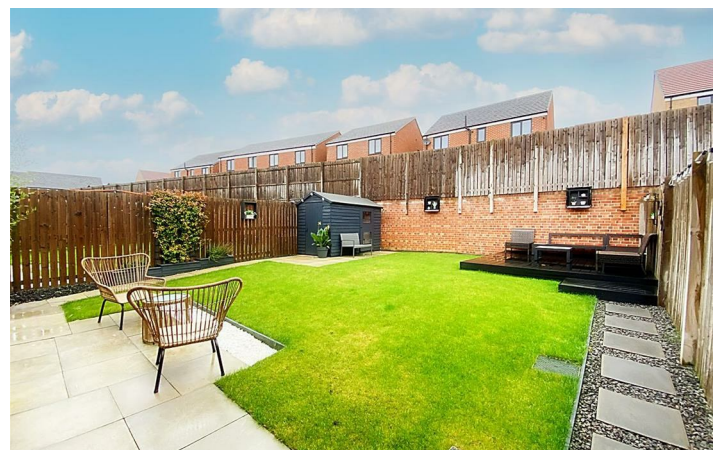
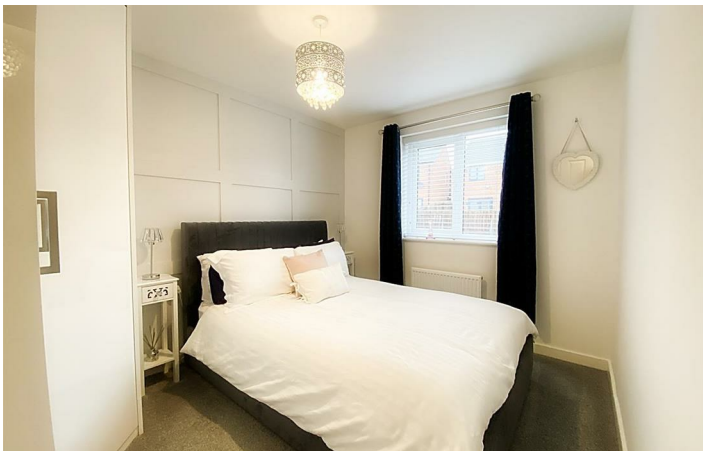
### Broadband

<https://www.openreach.com/fibre-checker/my-products>

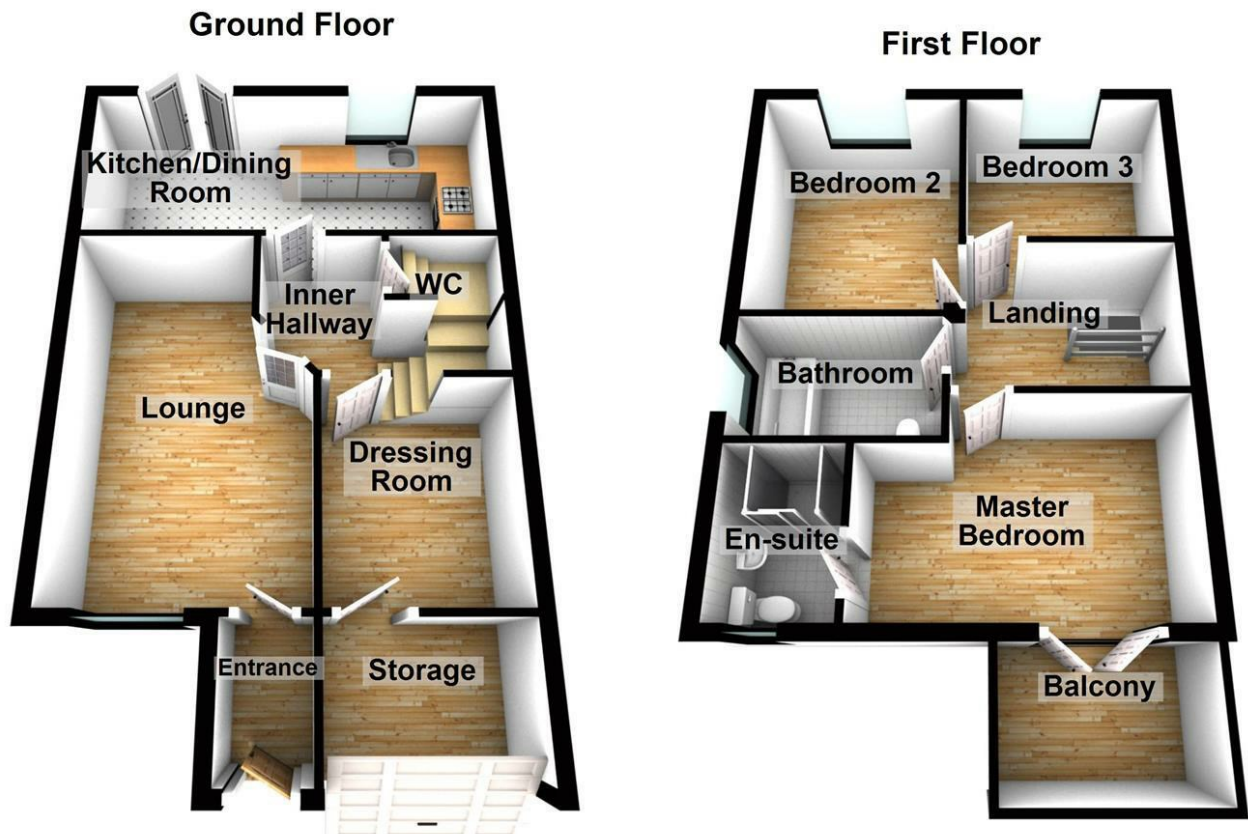








## Floor Plan



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			93
(81-91) B		80	
(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	