



## 24 Moor Edge Drive East Benton Rise, Wallsend, NE28 9FR

\*\* 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 \*\*

\*\* TWO BEDROOM TERRACE HOUSE \*\* EXCELLENT FIRST TIME BUY \*\* SOUTH FACING REAR GARDEN \*\*

\*\* DOWNSTAIRS CLOAKROOM \*\* FREEHOLD \*\* MODERN KITCHEN \*\* OFF STREET PARKING \*\*

\*\* BUILDERS PART EXCHANGE SCHEME \*\* EXCELLENT ROAD & TRANSPORT LINKS \*\*

\*\* COUNCIL TAX BAND A \*\* EPC RATING B \*\*

Offers Over £145,000



- Two Bedroom Terrace House
- Off Street Parking
- Downstairs Cloakroom
- Open Plan Living
- South Facing Rear Garden
- Council Tax Band A
- Freehold
- Two Double Bedrooms
- Energy Rating B

#### Entrance Hallway

Double glazed composite door leading to entrance hallway, stairs leading to first floor.

#### Lounge/Kitchen

22'2" x 12'0" (6.76 x 3.67)

Open plan kitchen/lounge, The kitchen is fitted with a range of wall and floor units with work tops over, sink, integrated oven and hob with extractor hood over, integrated fridge/freezer, integrated washing machine, double glazed window, gas central heating radiator and double glazed patio doors leading to rear garden.

#### Cloakroom

4'9" x 2'9" (1.46 x 0.85)

Wash hand basin, toilet.

#### Bedroom 1

12'0" x 7'9" (3.68 x 2.37)

Double glazed window to the rear aspect, gas central heating radiator.

#### Bedroom 2

12'1" x 7'9" (3.69 x 2.38)

Double glazed windows to the front aspect, gas central heating radiator.

#### Bathroom

5'11" x 5'6" (1.82 x 1.69)

Fitted with a white suite comprising

toilet, wash hand basin and bath with shower over, heated towel rail and part tiled walls.

#### External

There is a parking bay at the front of the property and to the rear of the property there is a lovely south facing garden with a paved area, wooden enclosure fencing and rear access gate.

#### Broadband and Mobile

At the time of marketing this information is correct.

Broadband: Highest available

Speeds: Download: 1000 Mbps

Upload: 220 Mbps

Mobile: EE Likely Three Likely 02

Likely Vodafone Likely

#### Flood Risks

At the time of marketing this information is correct.

Yearly chance of flooding:

Surface water: Very Low

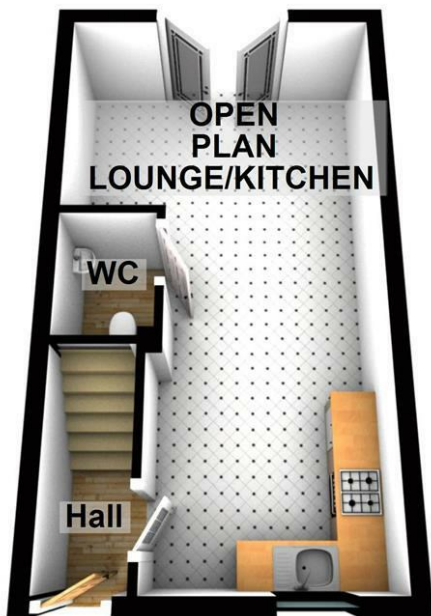
Rivers and the sea: Very Low





## Floor Plan

**Ground Floor**



**First Floor**



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			98
(92 plus) A			
(81-91) B		81	
(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	