

## 5 Edge Way

East Benton Rise, Wallsend, NE28 9FH

\*\* This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us. \*\*

\*\* FOUR BEDROOM DETACHED HOUSE \*\* GARAGE & AMPLE SPACE FOR OFF STREET PARKING \*\*

\*\* EN - SUITE TO MASTER BEDROOM \*\* BALCONY TO BEDROOM TWO \*\* DOWNSTAIRS WC \*\*

\*\* MODERN KITCHEN/DINER \*\* WESTERLY ASPECT REAR GARDEN \*\* UTILITY ROOM \*\*

**Offers Over £310,000**



- Four Bedroom Detached House
- Modern Kitchen/Diner
- Garage & Ample Space For Parking
- En-Suite To Master Bedroom
- Utility Room & Downstairs WC
- Freehold - Council Tax Band D
- Balcony To Bedroom Two
- Westerly Aspect Rear Garden
- Energy Rating C

### Hallway

Entrance door, stairs to the first floor landing.

### Lounge

15'10" x 11'1" (4.82 x 3.37)

Double glazed window, feature wood effect flooring, radiator, double doors opening to the kitchen/dining room.

### Kitchen/Dining Room

18'5" x 10'4" (5.61 x 3.15)

Fitted with a modern range of wall and base units with complimentary work surfaces over, integrated oven and hob with extractor hood over, integrated dishwasher and fridge, sink unit. Feature wood effect flooring, double glazed window, large walk-in storage cupboard, double glazed French doors leading out to the rear garden.

### Utility Room

7'0" x 5'3" (2.14 x 1.60)

Plumbed for automatic washing machine with base unit and work surface over, Italian tile flooring, radiator, double glazed external door and internal door to the garage.

### WC

WC and wash hand basin. Double glazed window, wood effect flooring, radiator.

### Landing

Access to the loft which is boarded for storage and has pull down ladders, storage cupboard, access to bedrooms and family bathroom.

### Bedroom 1

14'5" max x 13'2" max (4.39 max x 4.01 max)

Double glazed window, radiator, access to the en-suite.

### En-Suite

6'0" x 6'11" max angular (1.84 x 2.12 max angular)

Comprising; shower cubicle, WC and wash hand basin. Part tiled walls, radiator, double glazed window.

### Bedroom 2

12'3" x 9'3" (3.74 x 2.83)

Radiator and double glazed French doors leading out onto the balcony.

### Bedroom 3

9'7" x 9'3" (2.93 x 2.83)

Double glazed window, radiator.

### Bedroom 4

9'7" x 7'3" (2.93 x 2.21)

Double glazed window, fitted

### Family Bathroom

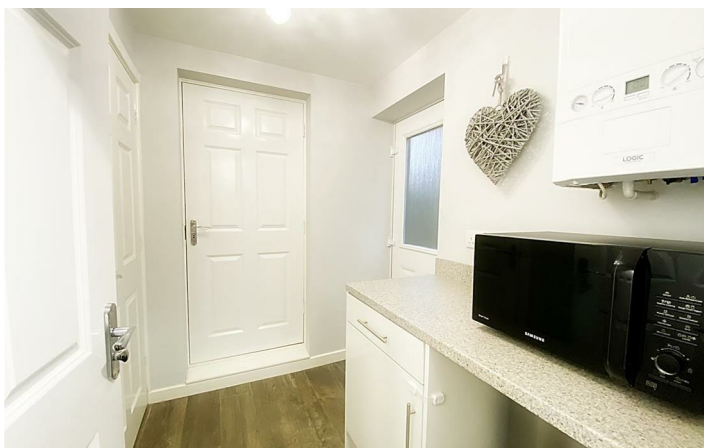
6'9" x 6'3" (2.07 x 1.90)

Fitted with a three piece suite comprising; bath, WC, wash hand basin. Part tiled walls, double glazed window, radiator.

### External

Externally there is a garden to the front which is laid to lawn together with driveway providing ample space for parking and access to a single garage. The rear garden is laid to lawn has a paved patio and a fenced perimeter.





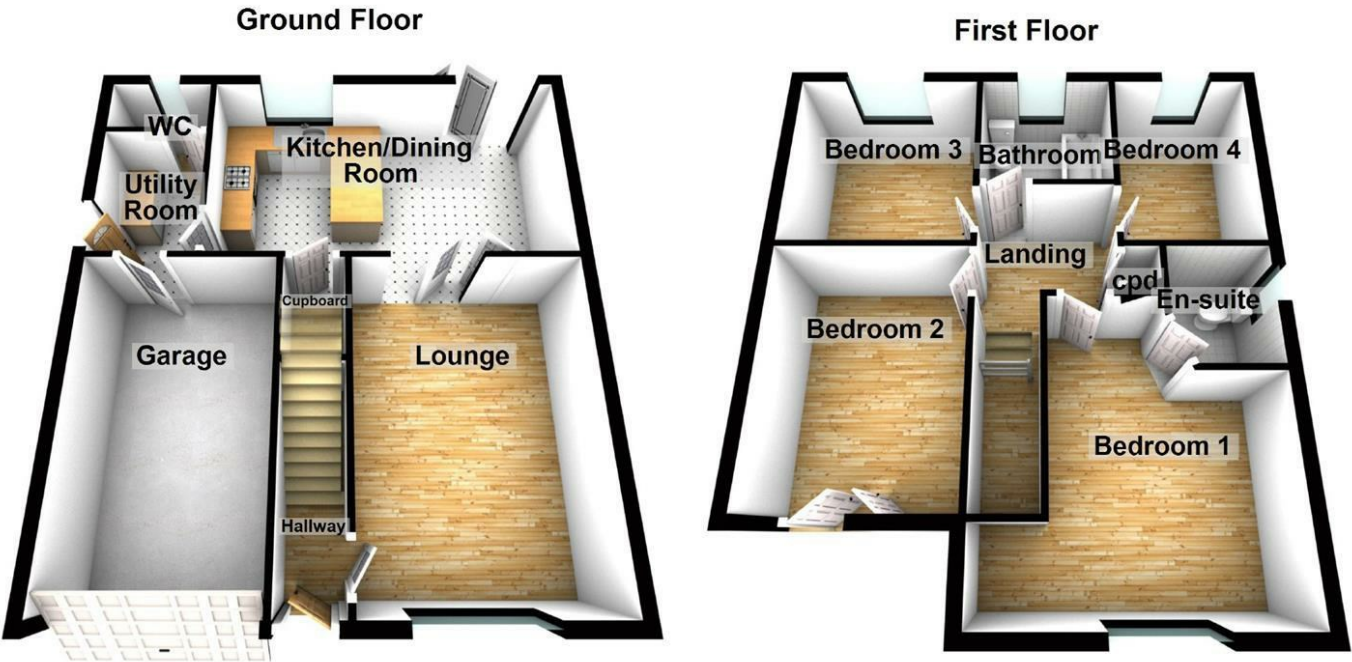








Floor Plan



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</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		
England & Wales		EU Directive 2002/91/EC