



22 Furrow Drive

East Benton Rise, Wallsend, NE28 9FG

** SEMI DETACHED HOUSE ** THREE GOOD SIZE BEDROOMS ** EN-SUITE & BALCONY TO MASTER **

** DOWNSTAIRS WC ** KITCHEN/DINING ROOM ** LOVELY LOW MAINTENANCE REAR GARDEN **

** GARAGE & OFF STREET PARKING ** HIGHLY POPULAR LOCTION ** COUNCIL TAX BAND C **

** FREEHOLD ** ENERGY RATING C **

Price £230,000



- Three Bedroom Semi Detached House
- Downstairs W/C
- Freehold
- Master Bedroom With En-Suite
- Spacious Kitchen Diner
- Low Maintenance Rear Garden
- EPC Rating C

Entrance

Entrance door into inner lobby, radiator, door leading into the lounge.

Lounge

16'1" x 10'2" (4.91 x 3.12)

Double glazed window, radiator.

Inner Hallway

Stairs to first floor landing, radiator.

W/C

2'11" x 4'5" (0.9 x 1.37)

WC, wash hand basin, radiator.

Kitchen/ Diner

18'9" x 7'7" (5.73 x 2.32)

Double glazed window, wall units, base units with work tops over, sink, integrated oven & hob, radiator, double glazed French doors to the rear garden.

Landing

Cupboard, access to bedrooms and bathroom.

Bedroom 1

14'2" x 9'7" (4.33 x 2.93)

Double glazed French doors to the balcony, radiator.

En-Suite

6'10" x 4'3" (2.10 x 1.31)

Double glazed window, WC, wash

hand basin, shower cubicle, part tiled walls, radiator.

Bedroom 2

11'2" x 8'8" (3.41 x 2.65)

Double glazed window, radiator.

Bedroom 3

9'10" x 7'10" (3.00 x 2.39)

Double glazed window, radiator.

Bathroom

8'7" x 5'6" (2.64 x 1.69)

Double glazed window, WC, wash hand basin, bath, part tiled walls, radiator.

External

Externally there is a garden area to the front together with driveway parking and access to the garage. The rear garden is of a good size and has artificial turf and a paved patio area.

Broadband and Mobile

At the time of marketing this information is correct.

Broadband: Highest available

Speeds: Download: 1800 Mbps

Upload: 220 Mbps

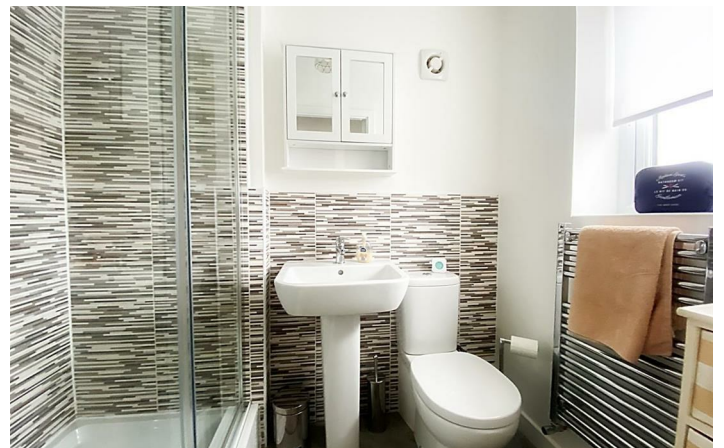
Mobile: Indoor EE>Limited Three>

None 02>Limited Vodafone>Likely

Mobile: Outdoor EE>Likely Three>

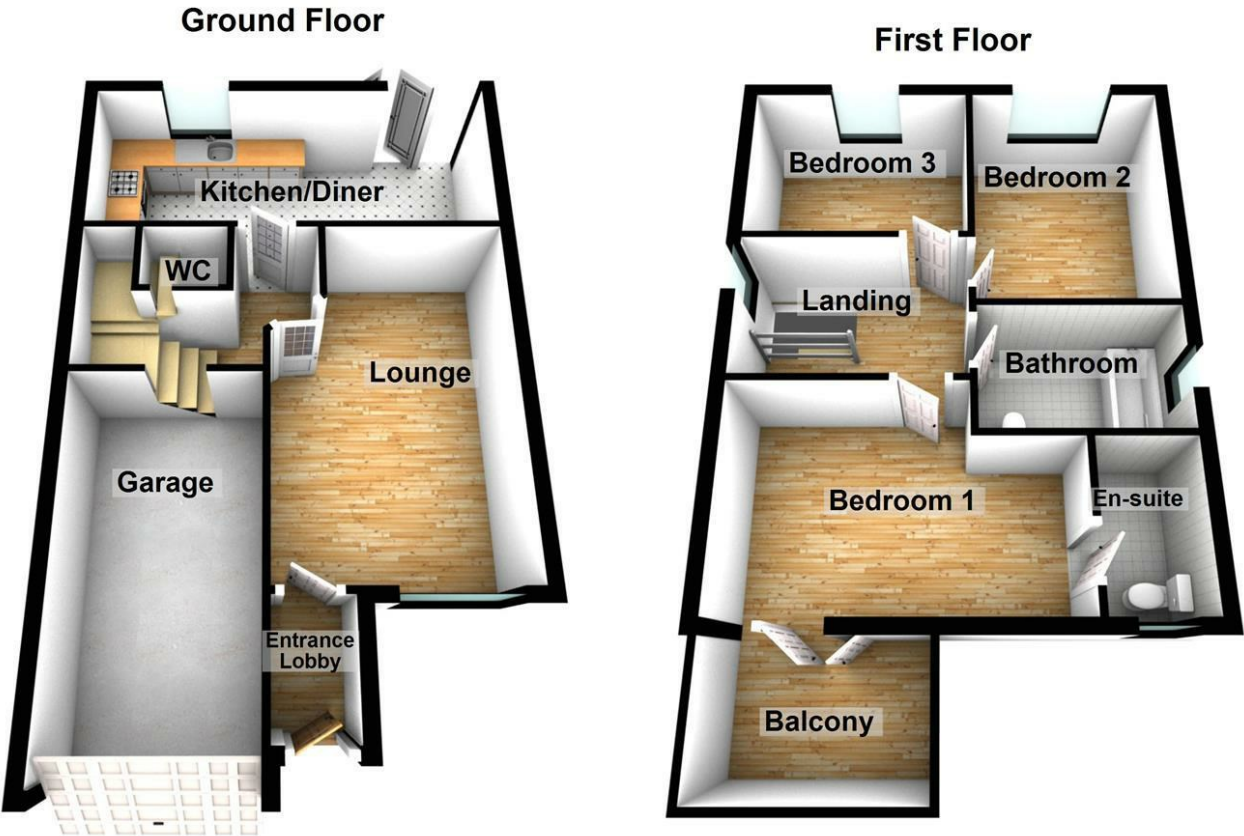
Likely 02>Likely Vodafone>Likely

Flood Risks





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	76	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	