

47 Moor Drive

East Benton Rise, Wallsend, NE28 9FE

** THREE BEDROOM MODERN DETACHED HOUSE ** BALCONY ** EN-SUITE TO MASTER BEDROOM **

** DOWNSTAIRS WC ** MODERN KITCHEN/DINER ** GARAGE & OFF STREET PARKING **

** GARDENS FRONT & REAR ** BUILDERS PART EXCHANGE SCHEME ** FREEHOLD **

** COUNCIL TAX BAND C ** ENERGY RATING C **

Price £240,000



- Three Bedroom Detached House
- Builders Part Exchange Scheme
- Council Tax Band C
- Balcony & Ensuite to Master Bedroom
- Front and Rear Gardens
- Energy Rating C
- Close to Local Amenities and Road Links
- Garage and Off Street Parking
- Freehold

Entrance Lobby

Entrance door, inner door leading into lounge.

Lounge

16'1" x 10'3" (4.91 x 3.14)

Double glazed window, radiator.

Inner Lobby

Stairs to first floor landing, radiator.

WC

4'8" x 2'11" (1.44 x 0.90)

WC, wash hand basin, laminate flooring and radiator.

Kitchen/Diner

18'9" x 7'6" (5.73 x 2.31)

Fitted with range of floor and wall units with countertops, sink, integrated oven and hob with overhead extractor hood. Double glazed window, laminate flooring and double glazed French doors leading to rear garden.

Landing

Storage cupboard, and access to loft.

Bedroom 1

14'2" x 9'6" (4.33 x 2.92)

Double glazed French Doors opening on to balcony and access to ensuite, radiator.

Ensuite

6'11" x 4'3" (2.11 x 1.31)

Double glazed window, part tiled walls, ladder style radiator, laminate flooring, WC, wash hand basin and shower cubicle.

Bedroom 2

11'2" x 7'11" (3.42 x 2.42)

Double glazed window, sliding door wardrobe, radiator.

Bedroom 3

9'10" x 7'10" (3.01 x 2.40)

Double Glazed window, radiator.

Family Bathroom

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

Double Glazed window, part tiled walls, ladder style radiator, bath with overhead shower, WC, wash hand basin.

External

There is a garden to the front which is laid to lawn and off street parking, To the rear there is a garden with is has lawn and decked patio area.

Material Information

BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further information please visit <https://checker.ofcom.org.uk>

Broadband: Highest available

Speeds: Download: 1800 Mbps

Upload: 220 Mbps

Mobile Indoor: EE - Limited Three -

None 02 - None Vodafone - Likely

Mobile Outdoor: EE - Likely Three -

Likely 02 - Likely Vodafone - Likely

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:

Yearly chance of flooding:

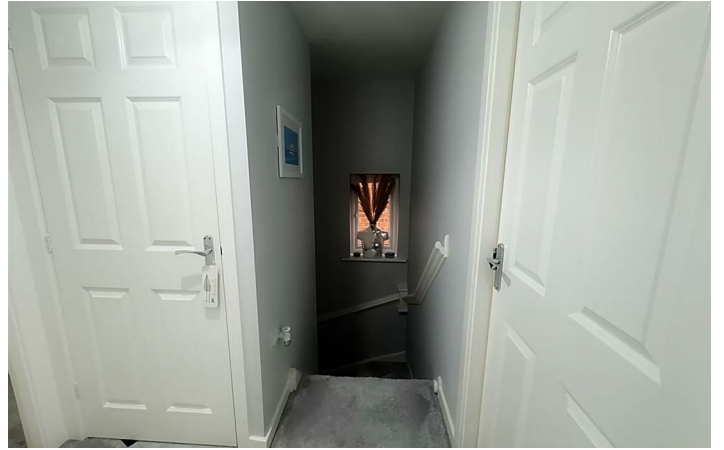
Rivers and the sea: Very low.

Surface water: Very low.

CONSTRUCTION:

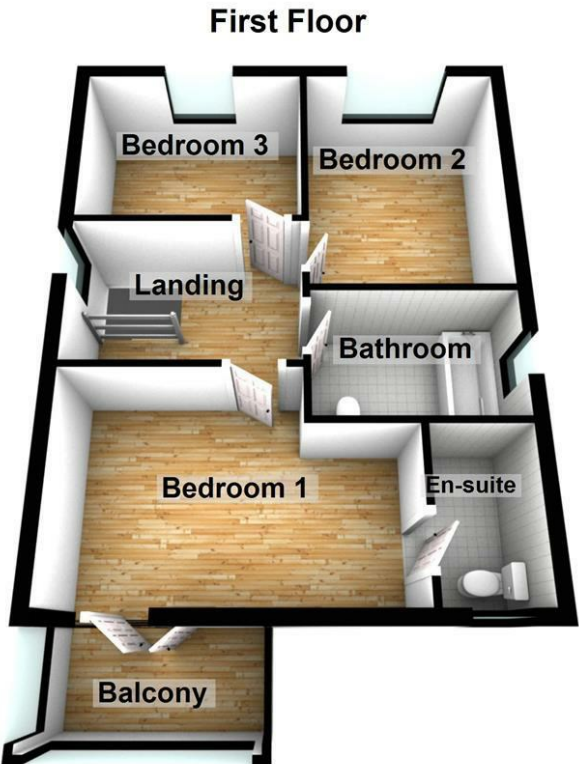
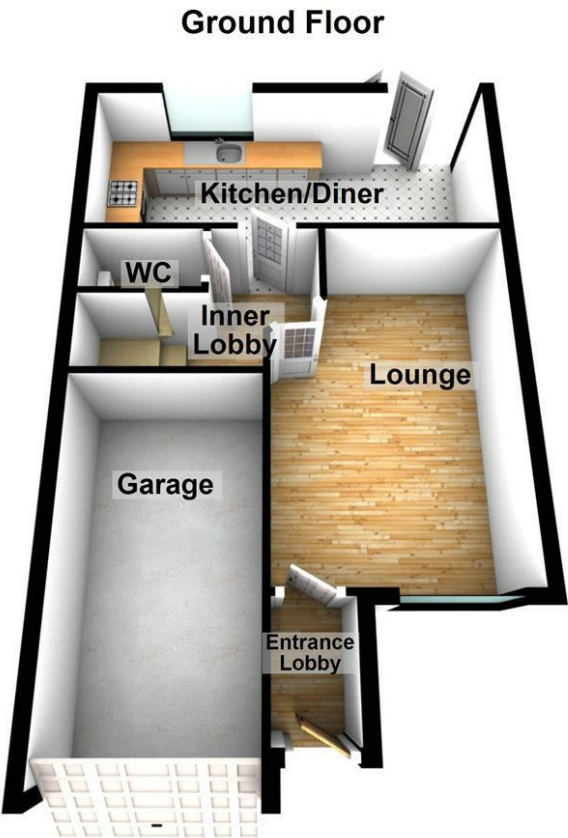
Traditional -

This information must be confirmed via our surveyor.





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		89
(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	