

12 Moor Drive

East Benton Rise, Wallsend, NE28 9FE

**** SUPERB FOUR BEDROOM DETACHED HOUSE ** EN-SUITE SHOWER/WC TO MASTER BEDROOM ****

**** SPACIOUS KITCHEN/DINER ** FAMILY DINING ROOM ** UTILITY ROOM & DOWNSTAIRS WC ****

**** LOVELY SOUTH FACING GARDEN TO REAR ** CLOSE TO RISING SUN COUNTRY PARK ****

**** GARAGE & DOUBLE LENGTH DRIVEWAY ** SUPERBLY PRESENTED THROUGHOUT ****

**** A GREAT FAMILY HOME ** FREEHOLD ** COUNCIL TAX BAND D ** ENERGY RATING C ****

Price £320,000



- Four Bedroom Detached House
- South Facing Rear Garden
- Freehold
- En-Suite To Master Bedroom
- Garage & Double Length Driveway
- Council Tax Band D
- Utility Room & Downstairs WC
- Two Reception Rooms
- Energy Rating C

Hallway

Glazed composite entrance door, stairs to the first floor landing, laminate flooring, radiator.

Lounge

13'3" x 10'8" (4.05 x 3.27)

Double glazed window, fireplace with log effect electric fire, laminate flooring, radiator.

Dining/Family Room

11'9" x 10'8" (3.60 x 3.27)

Double glazed window, laminate flooring, radiator.

Kitchen/Dining Room

20'2" x 9'4" (6.17 x 2.87)

Fitted with a modern range of wall and base units with work surfaces over, integrated oven and hob with extractor hood over, 1.5 bowl sink unit, integrated fridge/freezer and dishwasher. Double glazed window, spotlights to ceiling, radiator and double glazed French doors leading out to the rear garden.

Utility Room

6'1" x 5'1" (1.87 x 1.57)

Fitted with wall and base unit with work surface over, plumbed for washing machine, radiator and double glazed door leading to the rear garden.

WC

5'2" x 3'0" (1.60 x 0.92)

Double glazed window, WC, wash hand basin and ladder style radiator.

Landing

Double glazed window, storage cupboard.

Bedroom 1

11'6" x 10'11" (3.51 x 3.33)

Double glazed window, fitted sliding door wardrobes, radiator.

En-Suite

6'0" x 4'0" (1.84 x 1.23)

Shower cubicle, WC and wash hand basin. Double glazed window, ladder style radiator.

Bedroom 2

11'9" x 9'0" (3.59 x 2.76)

Double glazed window, radiator.

Bedroom 3

11'5" x 8'5" (3.49 x 2.58)

Double glazed window, radiator.

Bedroom 4

8'4" x 7'9" (2.56 x 2.37)

Double glazed window, radiator.

Family Bathroom

8'2" x 6'4" (2.50 x 1.94)

Comprising; bath with shower over, WC and wash hand basin. Double glazed window, part tiled walls, ladder style radiator.

Gardens

Externally there is a garden to the front which is mostly laid to lawn. There is a lovely south facing garden to the rear which has lawn and a paved patio, there is also a rear access gate which leads to the garage & parking.

Garage & Parking

There is a detached garage situated to the rear of the property, together with a double length driveway.

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 - Limited 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:

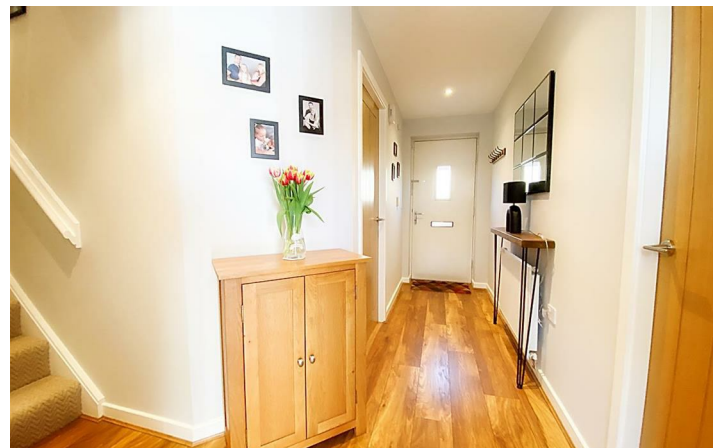
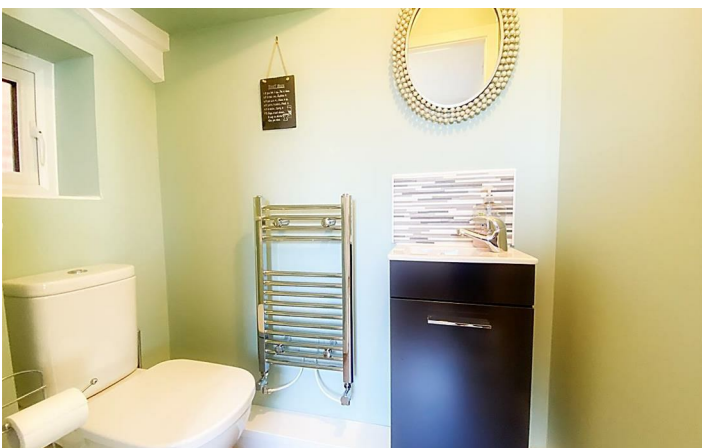
Rivers and the sea: Very low.

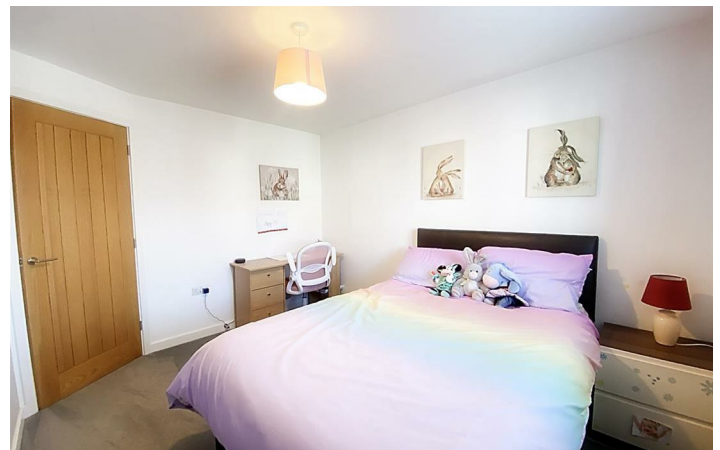
Surface water: Very low.

CONSTRUCTION:

Traditional

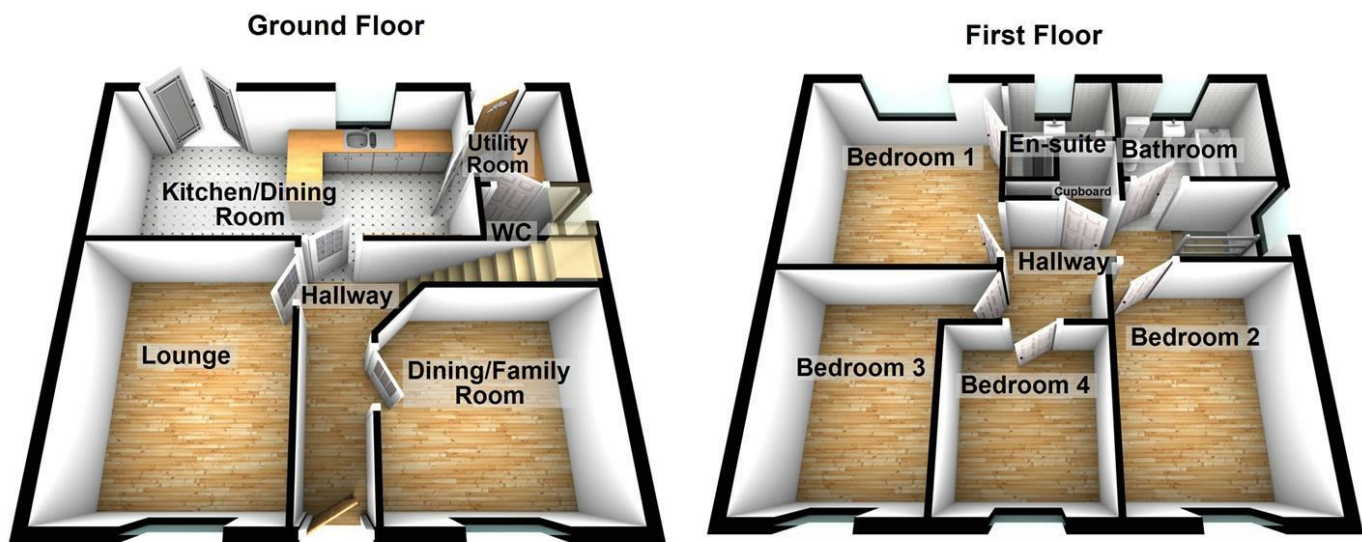
This information must be confirmed via our surveyor.







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		87
(81-91) B	77	
(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	