



17 Moor Drive

East Benton Rise, Wallsend, NE28 9FE

** 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. **

** DETACHED HOUSE WITH THREE DOUBLE BEDROOMS ** VERY MUCH IMPROVED THROUGHOUT **
 ** MASTER BEDROOM WITH LUXURY BATHING AREA & BALCONY ** RECEPTION ROOM **
 ** DOWNSTAIRS WC ** MODERN KITCHEN DINER ** MODERN REFITTED SHOWER ROOM **
 ** NEARBY SHOPS & EXCELLENT ROAD LINKS ** CLOSE TO RISING SUN COUNTRY PARK **
 ** GARDENS FRONT & REAR & DRIVEWAY PARKING ** BEAUTIFULLY PRESENTED **
 ** FREEHOLD ** COUNCIL TAX BAND C ** ENERGY RATING C **

Offers Around £260,000



- Detached House - Three Double Bedrooms
- Very Much Improved Throughout
- Versatile Reception Room
- Balcony & Bathroom Area To Master Bedroom
- Downstairs WC
- Off Street Parking

Freehold Entrance Lobby

Glazed door into lobby, wood effect flooring, radiator, access to reception room.

Reception Room

15'10" x 7'6" (4.83 x 2.30)

Formerly the garage this is a versatile room which is fitted with a range of units with work surfaces over, double glazed window to the front and wood effect flooring, there is also a cloaks cupboard.

Lounge

4.91 x 3.14

Double glazed window, radiator and laminate flooring.

Inner Hallway

Stairs to the first floor landing, tiling to floor, radiator.

WC

2'11" x 4'9" (0.89 x 1.46)

WC, wash hand basin with built-under storage, tiling to floor and radiator.

Kitchen/Dining Room

7'8" x 18'8" (2.33 x 5.70)

Fitted with a modern range of wall and base units with work surfaces over, integrated oven and hob with extractor hood over, sink unit, integrated dishwasher and fridge/freezer. Double glazed window, feature panelling to walls, tiling to

Council Tax Band C floor, radiator and double glazed French doors to the rear garden.

Landing

Cupboard, access to the loft.

Bedroom 1

9'7" x 14'4" (2.91 x 4.36)

Double glazed French doors to a pleasant and spacious balcony, and radiator.

Bathroom Area

6'9" x 4'2" (2.05 x 1.27)

Formerly an En_suite, this has been opened up to provide a quality bathroom area with freestanding bath, WC and wash hand basin with built-under storage, Double glazed window and heated towel rail.

Bedroom 2

11'3" x 8'8" (3.44 x 2.65)

Double glazed window and radiator.

Bedroom 3

7'11" x 12'6" (2.42 x 3.80)

Double glazed window and radiator.

Shower Room

5'6" x 8'7" (1.68 x 2.61)

Fitted with a modern suite comprising: shower cubicle, WC and wash hand basin with built-under storage. Double glazed window, tiling to walls and floor, ladder style radiator.

Energy Rating C External

There is a garden to the front which is laid to lawn together with driveway parking. The rear garden has lawn, patio areas, shed for storage and a fenced perimeter.

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>

EE-

Variable in-home, good outdoor O2-

Good (outdoor only)

Three-UK

Variable (outdoor only)

Vodafone_

Good in-home and outdoor

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

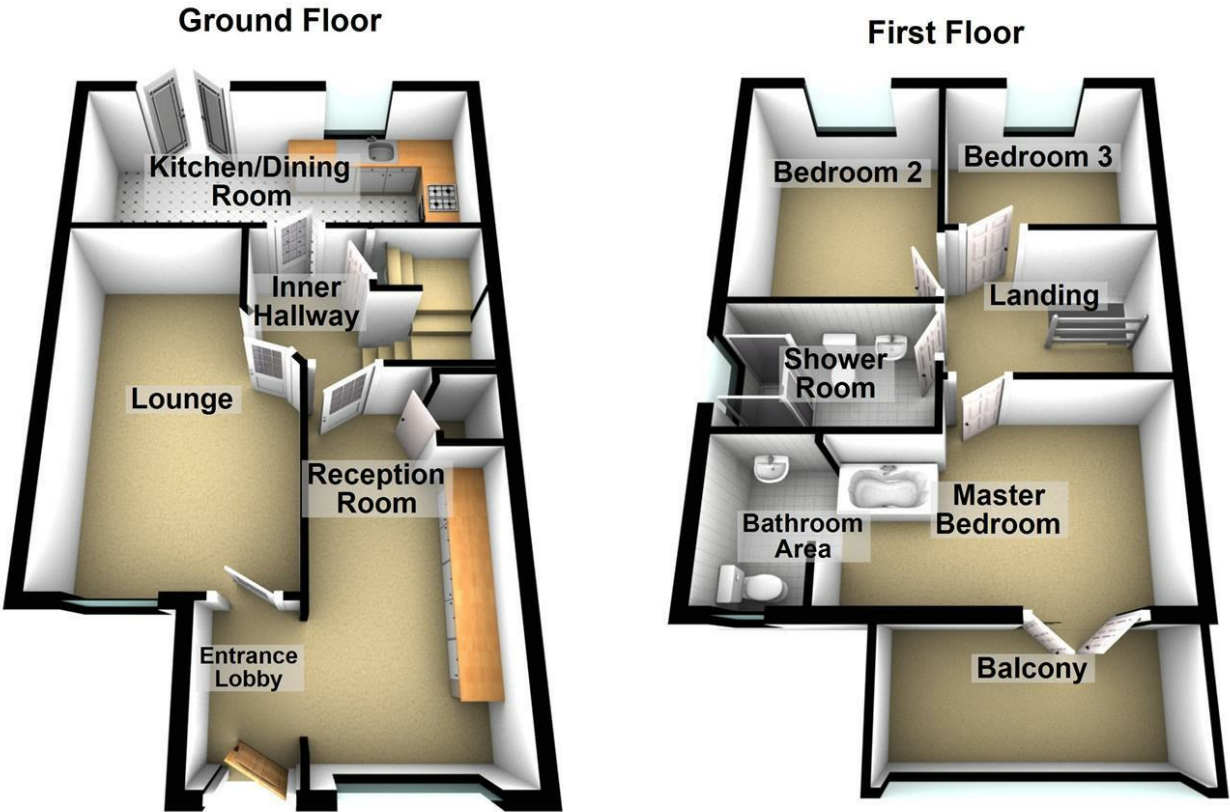
This information must be confirmed via our surveyor.







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		
(69-80) C	74	
(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	