

## 26 Benton Crescent , Wallsend, NE28 9GJ

- \*\* LOVELY FOUR BEDROOM DETACHED HOUSE \*\* EN-SUITE TO MASTER BEDROOM\*\*
- \*\* MODERN KITCHEN/DINER WITH INTEGRATED APPLIANCES \*\* UTILITY ROOM \*\*
- \*\* BALCONY TO SECOND BEDROOM \*\* DOWNSTAIRS WC \*\* COUNCIL TAX BAND D \*\*
- \*\* CLOSE TO LOCAL AMENITIES AND ROAD LINKS \*\* DRIVEWAY AND GARAGE \*\*
- \*\* WALKING DISTANCE TO THE RISING SUN COUNTRY PARK \*\* FREEHOLD \*\* ENERGY RATING B\*\*
- \* PART OF BUILDERS ASSISTED MOVE SCHEME \*\*

**Offers Over £325,000**



- Freehold

- Utility Room

- Balcony to second bedroom

#### Entrance

Composite door opening to inner lobby, stairs to first floor and access to ...

#### Lounge

15'8" x 10'11" (4.80 x 3.34 )

Double glazed window, radiator, feature fireplace with double doors opening into kitchen/diner

#### Kitchen/Diner

18'4" x 10'3" (5.59 x 3.13 )

Range of base and wall units with countertops, integrated fridge/freezer, dishwasher, built in oven and hob with overhead extractor hood, sink, double glazed window, French Doors giving access to rear garden, storage cupboard and radiator.

#### Utility

7'0" x 5'2" (2.15 x 1.58 )

Base unit with countertop, plumbed for washing machine, boiler, composite door to rear garden and access to downstairs WC.

#### Downstairs WC

5'2" x 2'10" (1.58 x 0.88)

Double glazed window, WC, sink, part tiled wall.

#### Landing

6'10" x 6'1" (2.09 x 1.86 )

Access to bedrooms and bathroom

- Four Bedroom Detached House

- Downstairs WC

- Close to Rising Sun Country Park

#### Bedroom 1

14'4" max x 10'11" (4.37 max x 3.34 )

Double glazed window, radiator, cupboard. Front Elevation.

#### En-suite

6'0" x 4'11" (1.84 x 1.50 )

Double glazed, window, radiator, shower cubicle, WC and wash hand basin.

#### Bedroom 2

12'2" x 9'2" (3.72 x 2.81 )

Double glazed French doors opening onto balcony, radiator. Front Elevation.

#### Bedroom 3

9'6" x 9'3" (2.92 x 2.82 )

Double glazed window. radiator. Rear Elevation

#### Bedroom 4

9'6" x 7'2" (2.92 x 2.19 )

Double glazed window, radiator. Rear Elevation.

#### Bathroom

7'0" x 6'3" (2.15 x 1.92 )

Double glazed window, ladder style radiator, part tiled walls, WC, wash hand basin and bath,

#### External

To the front of the property there is lawn and driveway parking. To the rear garden is mostly laid with lawn with fenced perimeter and gate for side access.

- Modern Kitchen/Diner with Integrated Appliances

- En-suite to Master Bedroom

- Energy Rating B

#### 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>

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor, variable in-home

O2- Good outdoor, variable in-home

Three- Good outdoor

Vodafone - Good outdoor and in-home

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

##### FLOOD RISK:

Yearly chance of flooding:

Surface water: Very low.

Rivers and the sea: Very low.

##### CONSTRUCTION:

Traditional.

This information must be confirmed via your surveyor and legal representative.

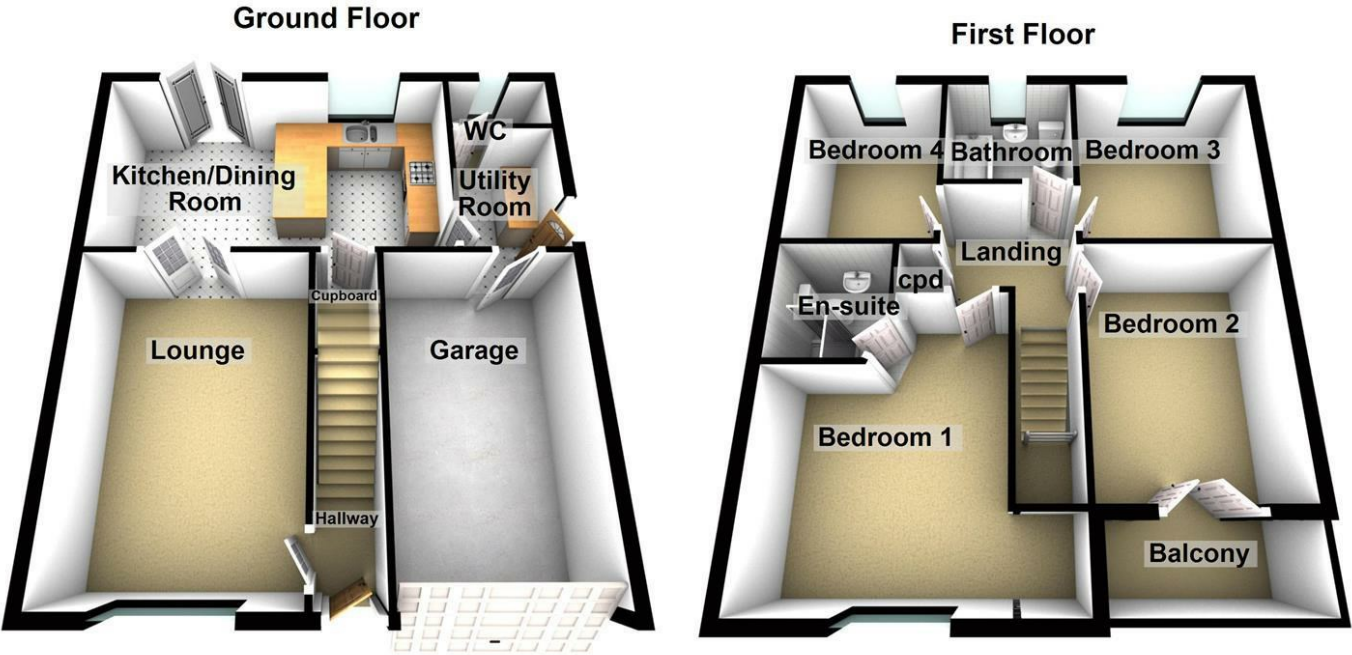








Floor Plan



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                                 |                         | 94        |
| (81-91) B                                   | 83                      |           |
| (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 |           |