



## Benton Crescent Fallow Park, Wallsend

Presenting an immaculate detached house for sale that boasts a plethora of features perfect for families. This property offers an impressive four bedrooms, three bathrooms, downstairs W.C, cosy lounge, and a kitchen. The property is in pristine condition, reflecting the high standards of its current owners. The bedrooms exude comfort and luxury. The master bedroom with bespoke bedroom furniture, which is a spacious double, benefits from the addition of an ensuite, providing a private space for relaxation. The second double bedroom with Juliette balcony, also features an ensuite, ensuring there is no morning rush for bathroom space. The third and fourth bedrooms each come with built-in wardrobes, providing ample storage space and helping to keep the rooms tidy and uncluttered. This property benefits from a good sized rear garden, front garden, double length driveway, and an added bonus of a single garage. This is an invaluable asset in any residential property, providing secure and convenient parking, and potentially reducing insurance premiums. Overall, this detached house is a remarkable find in the property market. It promises comfortable living spaces, modern conveniences, and enviable features, making it an ideal home for families. This property is not just a house, it's a home waiting for its new owners.

Asking Price: **£340,000**

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ROOK  
MATTHEWS  
SAYER

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**ENTRANCE DOOR to**

**HALLWAY staircase to first floor**

**LOUNGE: 12'7 x 12'2 (3.84m x 3.71m)**

**DOWNSTAIRS W.C.**

**KITCHEN/DINING ROOM: 18'0 max x 9'2 max (5.49m x 2.79m)**

**UTILITY: 5'3 X 8'3 at max point (1.60m x 2.52m)**

**FIRST FLOOR LANDING**

**BEDROOM FOUR: 9'4 x 8'3 (2.84m x 2.52m)**

**BEDROOM THREE: 9'5 x 9'5 (2.87m x 2.87m)**

**FAMILY BATHROOM: 6'8 x 5'6 (2.03m x 1.68m)**

**BEDROOM TWO: 10'7 x 12'9 into alcove (3.22m x 3.89m)**

**ENSUITE: 5'8 x 5'9 (1.73m x 1.75m)**

**SECOND FLOOR**

**MASTER BEDROOM: 16'4 into bay x 11'3 max (4.98m x 3.43m)**

**MASTER ENSUITE: 6'4 x 5'3 (1.93m x 1.60m)**

**GARAGE: 17'5 x 8'8 (5.31m x 2.64m)**

## **PRIMARY SERVICES SUPPLY**

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: FIBRE TO PREMISES

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY & GARAGE



## MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

## RESTRICTIONS AND RIGHTS

Listed? NO

Conservation Area? NO

Restrictions on property? NO

Easements, servitudes or wayleaves? NO

Public rights of way through the property? NO



## RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

Known safety risks at property (asbestos etc...): NO

## BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: ESTATE STILL BEING BUILT

Outstanding building works at the property: NO



## ACCESSIBILITY

This property has no accessibility adaptations:

E.g. Ramp access to front door

E.g. Accessible handrail to side door

E.g. Wet room to ground floor

E.g. Lift access to first floor

## TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: D**

**EPC RATING: B**

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**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

**16 Branches across the North-East**

