

Offers Over £205,000

Bowman Drive, East Benton Rise, NE28



- Three storey town house
- Allocated parking space
- Excellent decor
- Gas combi heating
- Westerly rear garden
- Very well presented
- Double glazing
- Landscaped garden to rear
- Superb top floor main bedroom

This immaculately presented energy efficient town house by Persimmon Homes was built in 2019 and offers versatile rooms over three storeys with three good sized bedrooms. With enhanced decor using tasteful colours, each room offers its own calm character and with modern heating and insulation the house heats up in no time. The westerly rear garden is a true highlight, providing the perfect outdoor space to make the most of the better days, with the patio and AstroTurf lawned areas being virtually maintenance free. The property also comes with a driveway for one car. This freehold property is in council tax band B and has a good energy rating of B.

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Front door to :

Hallway with radiator. Door to :

Ground floor w.c.

With wash basin and w.c.

Living room (front)

3.59m x 4.51m (11'9" x 14'10")

Radiator. TV point. Door to :

Inner hallway

With stairs to first floor.

Dining kitchen

2.39m x 3.57m (7'10" x 11'9")

With radiator. Fitted with a range of white units. Integrated washer dryer, dishwasher, fridge freezer. Ideal gas boiler. Patio doors to garden.

First floor landing

Bedroom one (front - easterly aspect)

3.58m x 3.18m (11'9" x 10'5")

Radiator.

Bedroom two (rear- westerly aspect)

3.60m x 2.74m (11'10" x 8'12")

Radiator. View over rear garden.

Bathroom

With chrome towel radiator. White suite with bath and shower over, wash basin and w.c.

Second floor landing

Bedroom three

7.76m x 3.61m (25'6" x 11'10") (maximum measurement)

With radiator. Velux windows to the front and rear with good views over the surrounding area.

Outside

Allocated parking space to front. Westerly rear garden which is newly landscaped on two levels for easy maintenance.

Freehold

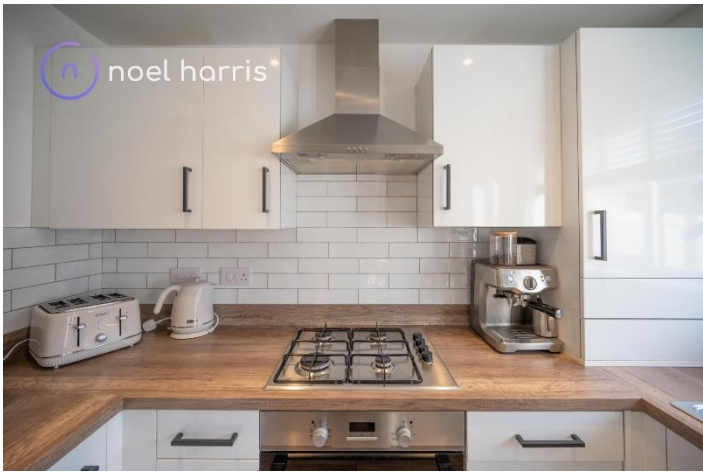
The property is registered as FREEHOLD. This must be confirmed by your solicitor prior to exchange of contracts.

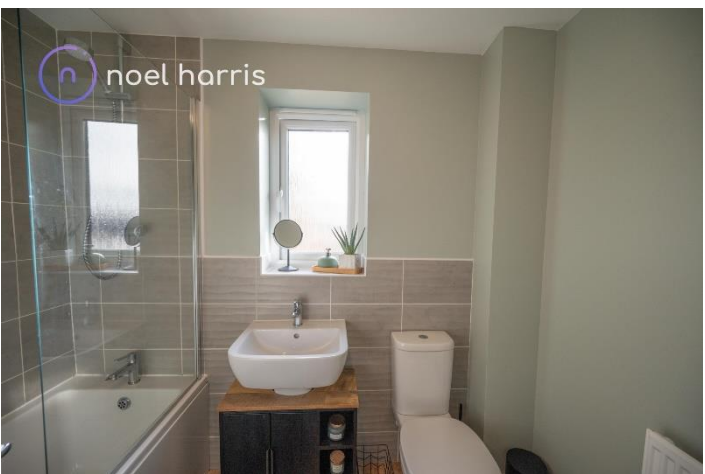
Estate maintenance charge

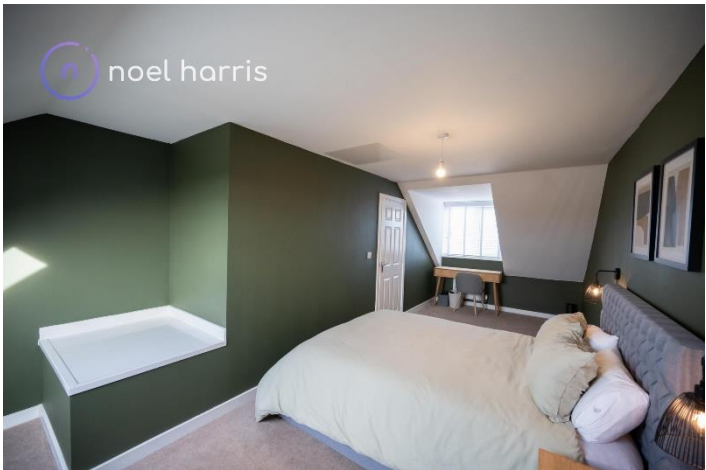
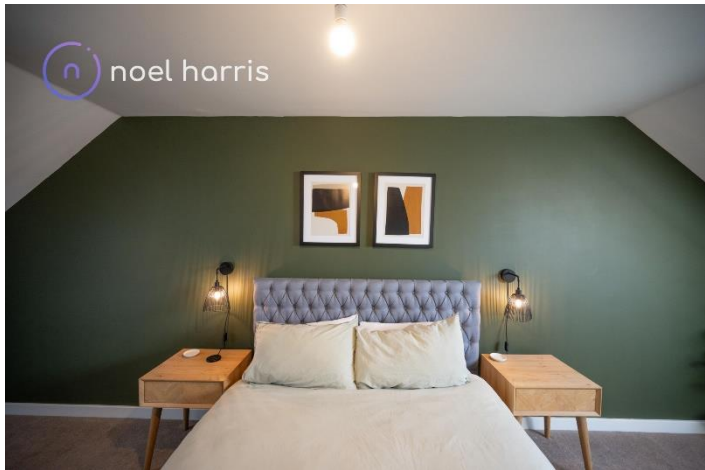
As is often the case the new build homes, there will be an estate maintenance charge once the ground works on the estate have been completed. It is estimated that the charge for this will be in the region of £125-150 per year, payable over ten months. Your solicitor will need to advise on future years predicted costs and also confirm the above which has been given in good faith via the seller.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	











Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS NOEL HARRIS HOME SALES

Spaceworks,Benton Park Road,South Gosforth,Newcastle upon Tyne,Tyne and Wear,NE7 7LX T: 01914862029 E: noel@noelharris.co.uk W: www.noelharris.co.uk

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER NOEL HARRIS HOME SALES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.