





- **Detached House**
- **Immaculate Family Home**
- **Four Bedrooms**
- **Two Bathrooms**
- **Two Reception Rooms**
- **Gas Central Heating**
- **Double Glazing**
- **Freehold**
- **Council Tax Band \*D\***
- **Call For Information**





\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/DxmanXKf3No> \*\*

Jan Forster Estates are delighted to welcome to the market this stunning, four-bedroom detached family home in Wallsend.

Positioned on the highly sought after Moor Drive in the popular East Benton Rise development, the property is close to local amenities, The Rising Sun Country Park, public transport links and easy commuter access to the A1 and A19 motorways.

Internally the property briefly comprises to the ground floor: - entrance hall, bright an airy lounge, family/dining room and a fantastic, fitted kitchen diner with a range of units, along with patio door access to the rear garden and a handy utility area with access to a w.c. and the rear garden. To the first floor, there are four good-sized bedrooms, the main with en-suite and there is also a modern three-piece family bathroom/w.c. with shower over the bath. The property further benefits from gas central heating and double glazing.

Externally, there is a garden to the front and a rear garden with a patio area, lawn, decking and the garage has been converted for storage. An ideal space for entertaining during those long summer nights.

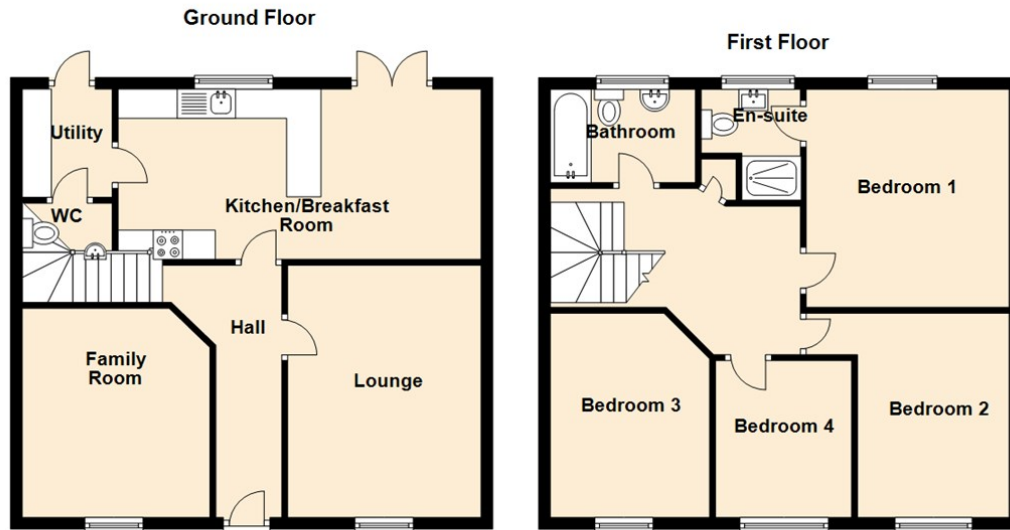
We anticipate an extremely high level of viewings on this charming property. For more information, please call our sales team on 0191 270 1122.

#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*D\*.





- Lounge 10'10" x 13'3" (3.32 x 4.05)
- Family Room 10'8" x 11'9" (3.26 x 3.59)
- Kitchen Dining Room 9'5" x 20'4" (2.89 x 6.22)
- Bedroom One 10'11" x 11'5" (3.35 x 3.49)
- Bedroom Two 11'2" x 11'5" (3.42 x 3.50)
- Bedroom Three 11'9" x 8'11" (3.60 x 2.74)
- Bedroom Four 8'2" x 7'8" (2.50 x 2.35)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>	<b>77</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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**Gosforth** 0191 236 2070  
**Newcastle** 0191 284 4050  
**High Heaton** 0191 270 1122  
**Tynemouth** 0191 257 2000  
**Low Fell** 0191 487 0800  
**Property Management Centre** 0191 236 2680

