







4



2



2

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







Jan Forster Estates are delighted to welcome to the market this delightful, four-bedroom detached family home in Wallsend. Offered for sale with the benefit of no upper chain.

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, family room and a fantastic open plan lounge kitchen diner with a range of fitted units, along with French door access to the rear garden. There is also a handy utility area, with a ground floor WC and additional access to the rear garden. To the first floor, there are four good-sized bedrooms, the main with en-suite and there is a modern three-piece family bathroom WC 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 good-sized rear garden with a patio area, lawn and decking. An ideal space for entertaining during those long summer nights. There is also a detached garage for off street parking.

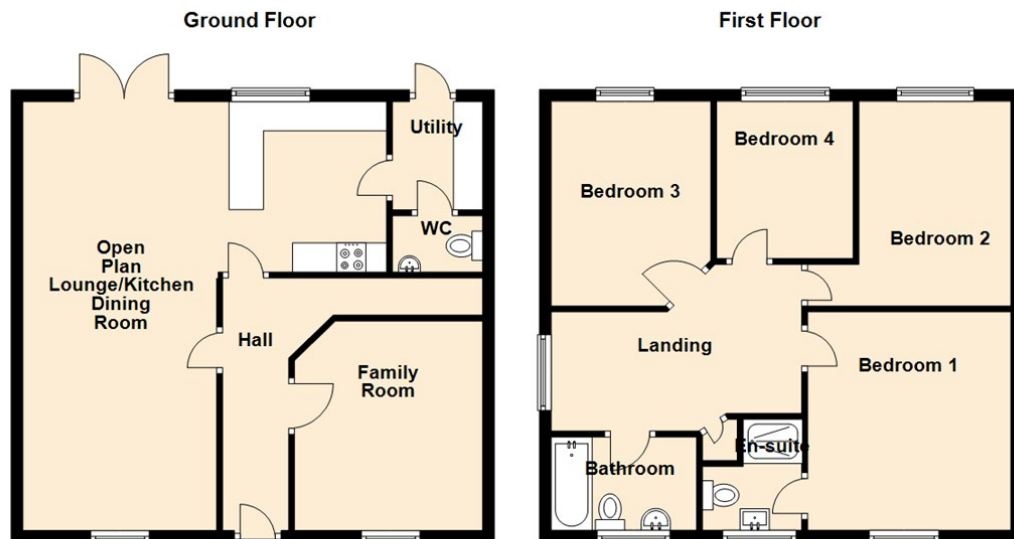
We anticipate an extremely high level of viewings on this charming property. For more information, please call our sales team on 0191 270 1122.

#### 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)

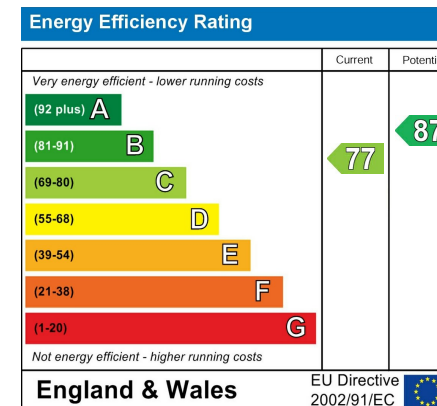
Kitchen Dining Room 9'5" x 20'4" (2.89 x 6.22)

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)



## The difference between house and home

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