



## 10 Bowman Drive

East Benton Rise, Wallsend, NE28 9FU

- \*\* THREE BEDROOM SEMI DETACHED HOUSE \*\* EN-SUITE & BALCONY TO MASTER BEDROOM \*\*
- \*\* GARAGE & OFF STREET PARKING \*\* GARDENS FRONT & REAR \*\* DOWNSTAIRS WC \*\*
- \*\* MODERN KITCHEN/DINER WITH INTEGRATED APPLIANCES \*\* BEAUTIFULLY PRESENTED \*\*
- \*\* DESIRABLE LOCATION CLOSE TO THE RISING SUN COUNTRY PARK \*\* COUNCIL TAX BAND C \*\*
- \*\* ENERGY RATING C \*\* FREEHOLD \*\*

**Offers Over £230,000**



- Three Bedroom Semi Detached House
- Downstairs WC
- Council Tax Band C

#### Entrance

Double glazed composite entrance door, inner door leading into the lounge.

#### Lounge

4.91 x 3.15

Double glazed window, wood effect flooring, radiator.

#### Inner Hallway

Stairs to the first floor landing, radiator and door leading into the garage.

#### WC

1.36 x 0.89

WC, wash hand basin, radiator.

#### Kitchen/Diner

4.86 x 2.34

Fitted with a range of wall and base units with work surfaces over, integrated oven and hob with extractor hood over, integrated fridge/freezer, dishwasher and washing machine, sink unit. Double glazed window, wood effect flooring, radiator and double glazed French doors to the rear garden.

#### Landing

Storage cupboard, access to the loft.

- Modern Kitchen/Diner With Integrated Appliances
- Garage & Off Street Parking
- Freehold

#### Bedroom 1

4.34 x 2.94 max

Double glazed French doors leading onto the balcony, feature panelled wall, radiator and double glazed French doors leading onto the balcony.

#### En-Suite

2.09 x 1.30

Comprising; shower cubicle, WC and wash hand basin. Double glazed window, part tiled walls, radiator.

#### Bedroom 2

3.43 x 2.65

Double glazed window, wood effect flooring, radiator.

#### Bedroom 3

3.01 x 2.40

Double glazed window, wood effect flooring, radiator.

#### Family Bathroom

2.64 x 1.69

Comprising; bath, WC and wash hand basin. Double glazed window, part tiled walls, tiling to floor.

#### External

Externally there is a garden to the front which is laid to lawn, , space for off street parking and a single

- En-Suite & Balcony To Master Bedroom
  - Gardens Front & Rear
  - Energy Rating C
- garage. The rear garden has lawn paved patio and a shed for storage.

#### 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>

EE-Good outdoor and in-home  
O2 Good outdoor  
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:  
Rivers and the sea: Very low.  
Surface water: Very low.

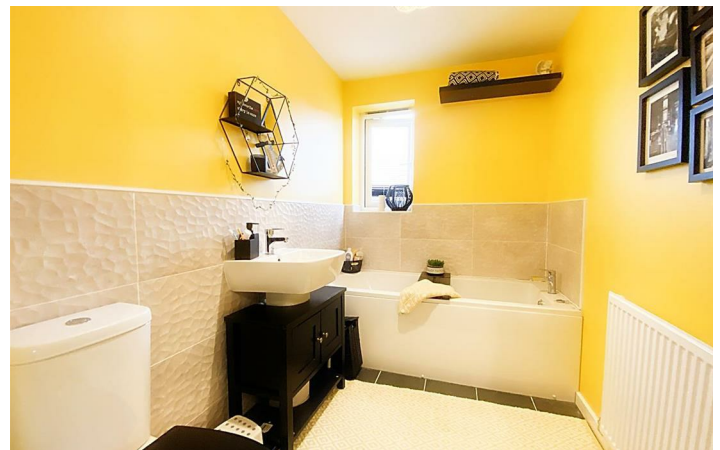
##### CONSTRUCTION:

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

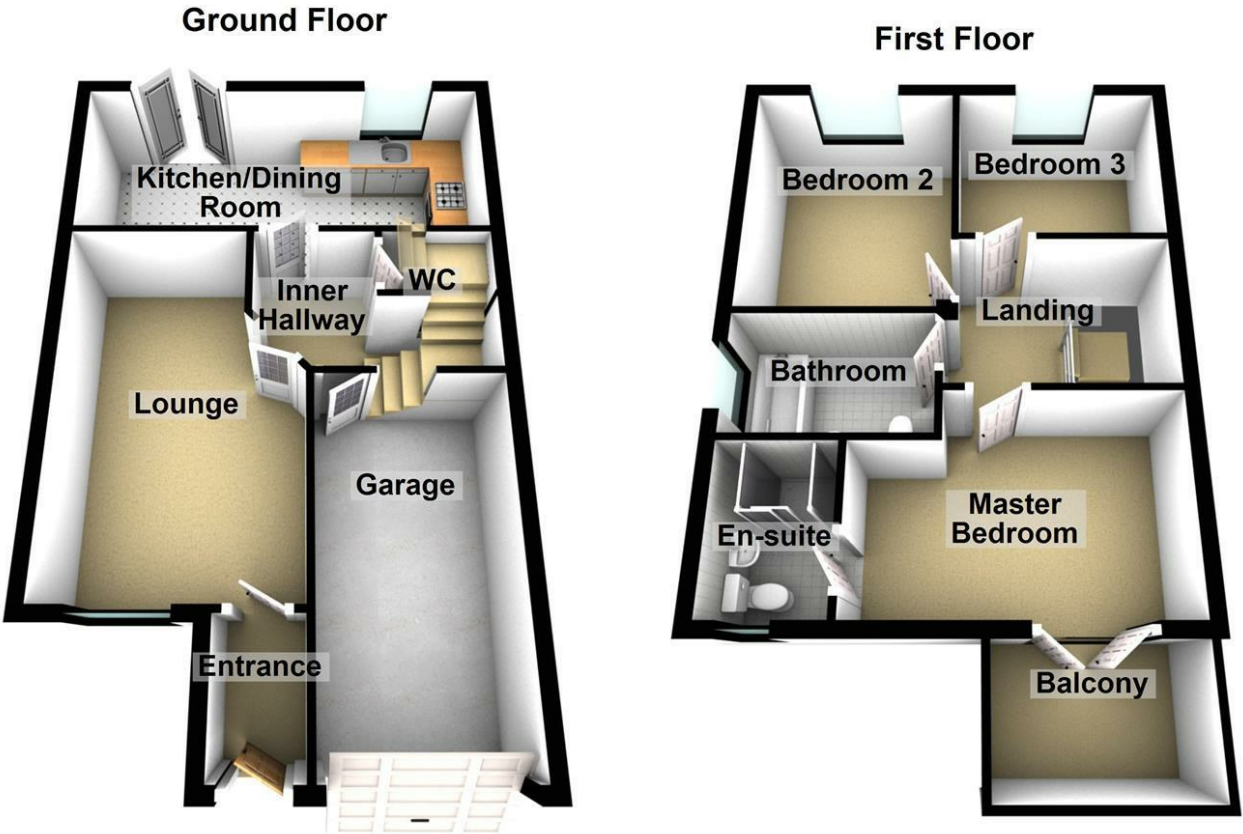








Floor Plan



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		93
(81-91) B		
(69-80) C	80	
(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	