

## 59 Bowman Drive East Benton Rise, Wallsend, NE28 9FU

- \*\*GUIDE £200 000 - £210 000 \*\* CHAIN FREE \*\* THREE BEDROOM MID TERRACE TOWNHOUSE \*\* SPACIOUS MASTER BEDROOM \*\*
- \*\* DOWNSTAIRS W/C \*\* ALLOCATED PARKING BAY \*\* ELECTRIC CHARGING PORT \*\*
- \*\* CLOSE TO LOCAL AMENITIES AND EXCELLENT ROAD LINKS \*\* SOUTH FACING GARDEN TO REAR \*\*
- \*\* GREAT STARTER HOME \*\* CLOSE TO RISING SUN COUNTRY PARK \*\* COUNCIL TAX BAND B \*\*
- \*\* FREEHOLD \*\* ENERGY RATING B \*\*

**Price Guide £200,000**



- Guide Price £200,000 to £210,000.
- South Facing Rear Garden
- Allocated Parking Bay with Electric Charging Port
- Chain Free
- Three Bedroom Mid Terraced Townhouse
- Close to Local Amenities and Excellent Road Link
- Energy Rating B  
this information is correct, for further information please visit <https://checker.ofcom.org.uk>  
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.
- Downstairs WC  
**Entrance Porch**  
Composite door into porch, radiator, laminate flooring and access to lounge
- Council Tax Band B  
**Bedroom 2**  
10'5" into robe x 11'9" (3.18 into robe x 3.60)  
Two double glazed windows, radiator, laminate flooring, sliding door wardrobes.
- Lounge**  
11'7" max x 11'6" (3.54 max x 3.53 )  
Double glazed window, radiator,
- Bedroom 3**  
11'8" x 8'10" max (3.56 x 2.70 max)  
Double glazed window, radiator, laminate flooring.
- Inner Hallway**  
Laminate flooring, radiator, understairs cupboard, access to downstairs WC, kitchen/diner and stairs to first floor
- Bathroom**  
7'10" x 5'5" (2.39 x 1.66)  
Fully tiled, with WC and wash hand basin set in vanity unit, bath with overhead shower and ladder style radiator.
- Downstairs WC**  
4'10" x 3'9" (1.48 x 1.15)  
Laminate flooring, WC, wash hand basin, radiator, part tiled wall.
- Stairs to Second Floor**  
Storage cupboard and access to bedroom
- Kitchen/Diner**  
11'10" max x 11'6" (3.61 max x 3.52)  
Fitted with range of wall and floor units with counter tops, integrated dishwasher, microwave oven, gas hob with overhead extractor hood, built in electric oven, sink, plumbed for washing machine. Laminate flooring, radiator , double glazed window and French doors with access to rear garden.
- Bedroom 1**  
25'6" x 11'9" max (7.78 x 3.60 max)  
Two skylight windows, radiator
- Stairs to First Floor**  
leading to..
- External**  
To the front there is an allocated parking bay and electric charging port. To the rear there is a low maintenance south facing rear garden with patio area and artificial turf.
- First Floor Landing**  
leading to ....
- Material Information**  
BROADBAND AND MOBILE:  
At the time of marketing we believe

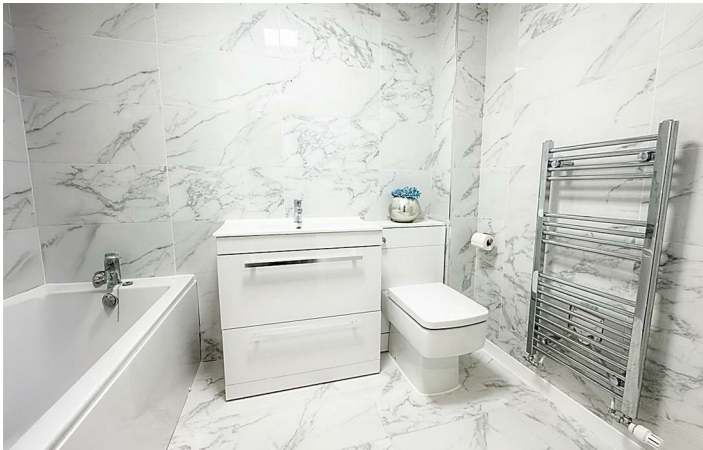
EE- Good outdoor, variable in-home  
O2- Good outdoor  
Three- Good outdoor  
Vodafone - Good outdoor and in-home

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

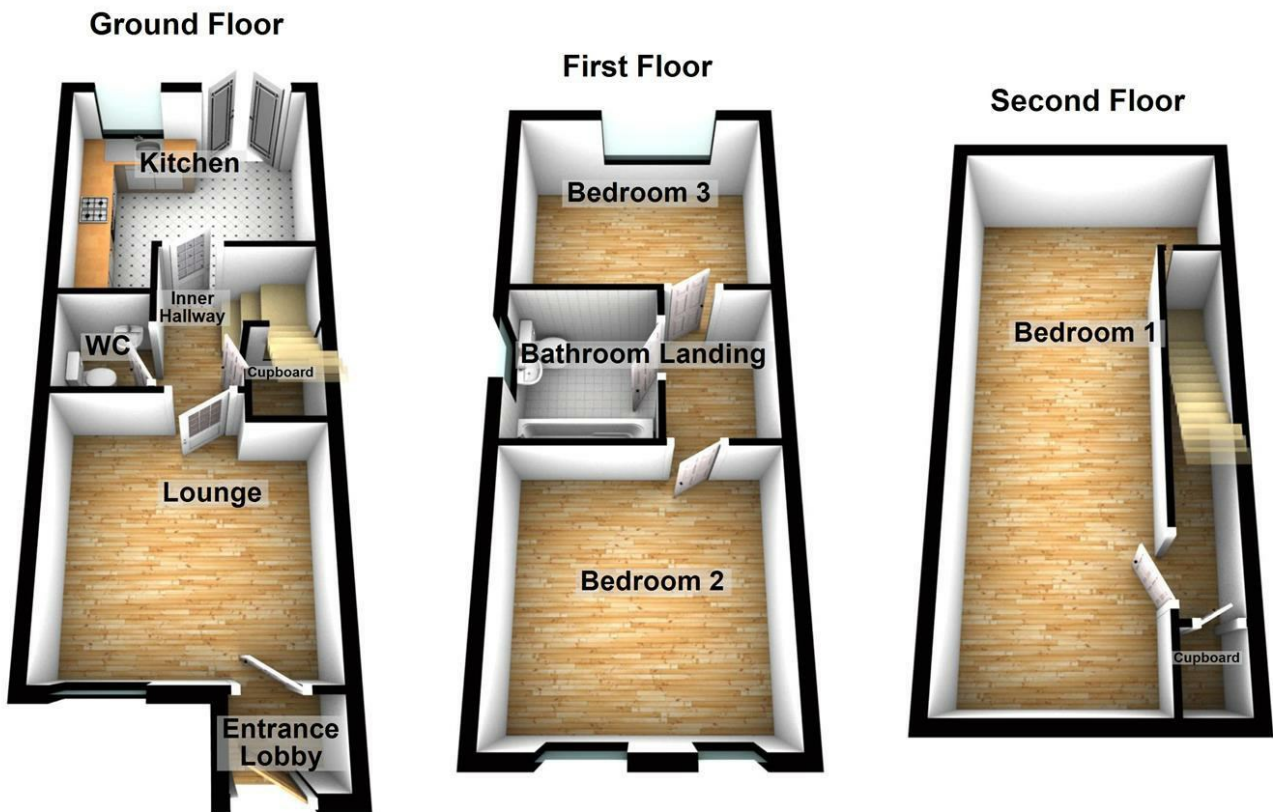
FLOOD RISK:  
Yearly chance of flooding:  
Surface water: Very low.  
Rivers and the sea: Very low.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

136 - 138 Station Road, Wallsend, Tyne & Wear, NE28 8QT  
 Tel: 0191 295 3322 Email: [info@next2buy.com](mailto:info@next2buy.com) <https://www.next2buy.com>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	