

## 2 Bowman Drive

East Benton Rise, Wallsend, NE28 9FU

\*\* This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us. \*\*

\*\* FREEHOLD \*\* FOUR BEDROOM DETACHED TOWNHOUSE \*\* DRIVEWAY PARKING TO REAR \*\*

\*\* SINGLE GARAGE \*\* CLOSE TO RISING SUN COUNTRY PARK AND LOCAL AMENITIES \*\*

\*\* GREAT FAMILY HOME \*\* TWO BEDROOMS WITH EN-SUITES \*\* DOWNSTAIRS WC \*\*

\*\* SEPARATE UTILITY ROOM \*\* COUNCIL TAX BAND D \*\* ENERGY RATING C \*\*

**Offers Over £305,000**



- Freehold
- Modern Four Bedroom Detached House
- Two Bedrooms with En-suites
- Downstairs WC & Family Bathroom
- Driveway Parking & Garage
- Great Family Home
- Close to Rising Sun Country Park
- Council Tax Band D
- Energy Rating C

### Entrance

Composite door opening into hallway

### Hallway

Stairs to first floor, access to lounge, downstairs WC and kitchen/diner, under stair cupboard and radiator.

### Lounge

12'7" x 12'0" (3.85 x 3.67)

Double glazed window, radiator

### Downstairs WC

5'4" x 3'0" (1.65 x 0.92)

WC, wash hand basin, laminate flooring, ladder style radiator.

### Kitchen/Diner

17'10" x 9'2" (5.45 x 2.80)

Fitted with a range of wall and base units with work surfaces over, integrated oven and hob with extractor hood oven, sink. Double glazed window, integrated dishwasher, double glazed French doors leading out to the rear garden, radiator.

### Utility

7'6" x 5'4" (2.29 x 1.65)

Composite door to rear garden, radiator, wall and floor units with counter tops plumbed for washer. Boiler.

### Stairs to First Floor & Landing

Double glazed window, cupboard access to bathroom and bedrooms 2, 3 & 4

### Bathroom

6'10" x 5'6" (2.09 x 1.69)

Bath, WC and wash hand basin. Part tiled walls, double glazed window, ladder style radiator.

### Bedroom 2

12'9" x 10'6" (3.91 x 3.21 )

Double glazed Juliette balcony doors, radiator and access to the en-suite.

### En-suite

5'10" x 5'8" (1.79 x 1.75 )

Double glazed window, ladder style radiator, WC, wash hand basin, shower cubicle.

### Bedroom 3

9'6" x 9'6" (2.91 x 2.90)

Double glazed window, radiator

### Bedroom 4

9'6" x 8'1" (2.90 x 2.48 )

Double glazed window, radiator

### Stairs to Second Floor

Double glazed window, access to the master bedroom,

### Master Bedroom

15'8" into dormer x 11'3" (4.80 into dormer x 3.45 )

Double glazed Dormer window, storage cupboard, built in wardrobe, skylight window, radiator.

### En-suite

6'4" x 4'11" (1.94 x 1.52 )

Shower cubicle, WC and wash hand basin. skylight window, part tiled walls, ladder style radiator.

### External

Externally there is a small garden area to the front and side. To the rear there is a lawned area with access gate which leads to the garage and driveway parking.

### 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>

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.

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:

Surface water: Very low.

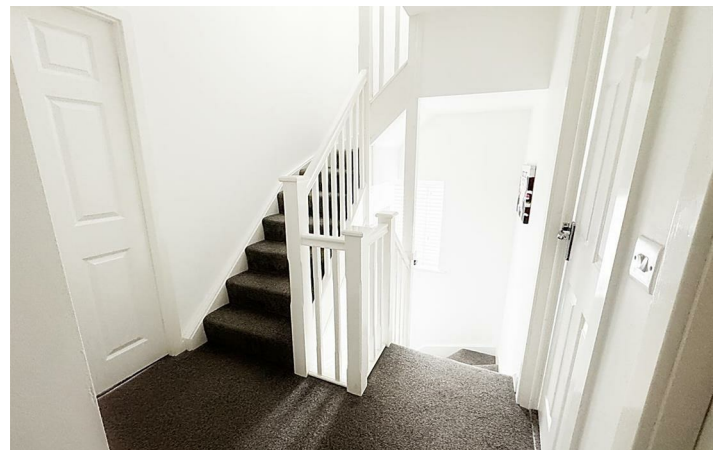
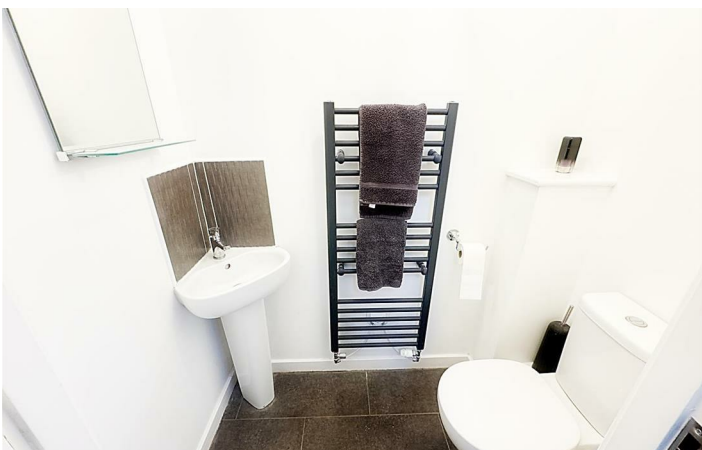
Rivers and the sea: Very low.

#### CONSTRUCTION:

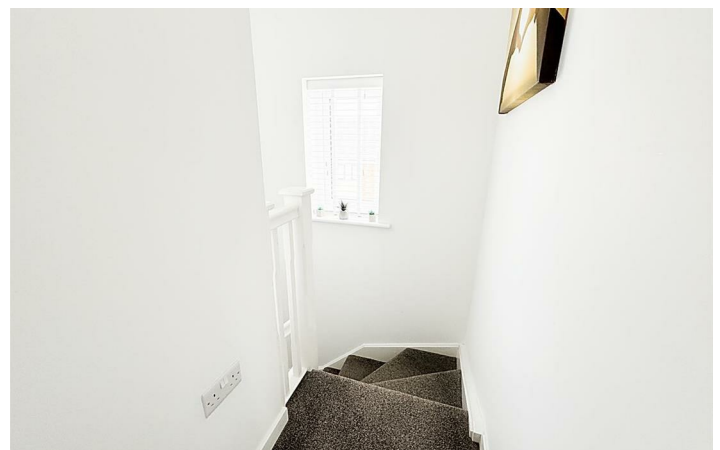
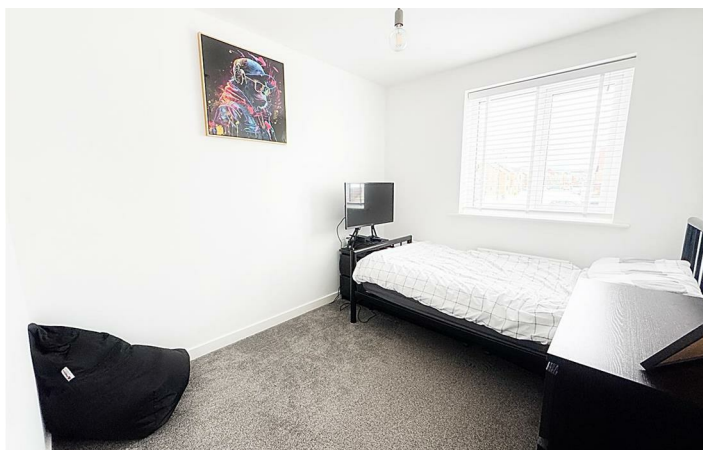
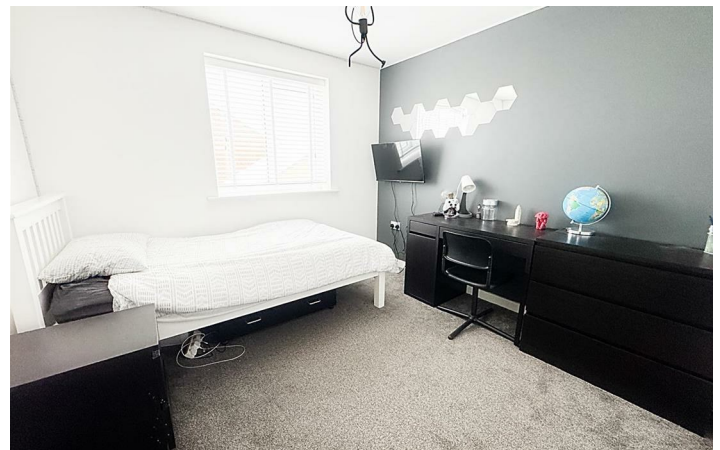
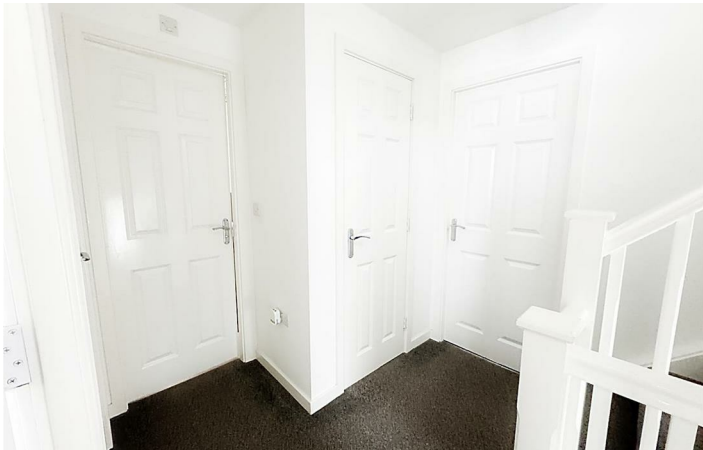
Traditional

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







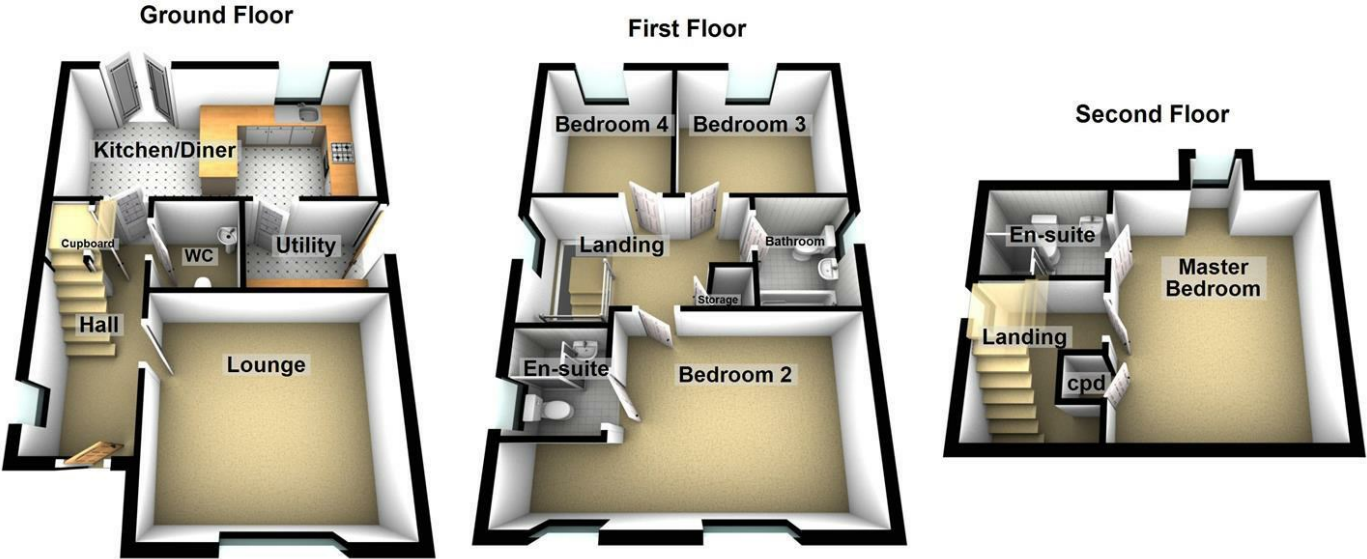








Floor Plan



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