



## 4 Delaval Way

East Benton Rise, Wallsend, NE28 9FW

\*\* 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. \*\*

\*\* THREE BEDROOM SEMI DETACHED HOUSE \*\* DOWNSTAIRS WC \*\* MODERN KITCHEN/DINER \*\*

\*\* BALCONY & EN-SUITE SHOWER/WC TO MASTER BEDROOM \*\* GARAGE & OFF STREET PARKING \*\*

\*\* CLOSE TO LOCAL AMENITIES, SCHOOLS AND ROAD LINKS \*\* GARDENS FRONT & REAR \*\*

\*\* FREEHOLD \*\* ENERGY RATING C \*\* COUNCIL TAX BAND C \*\* BUILDERS PART EXCHANGE SCHEME

**Offers Over £229,950**



- Three Bedroom Semi Detached Property
- Close to Local Amenities, Schools and Road Links

#### Freehold Entrance Hall

Composite door into hallway and access to lounge.

#### Lounge

16'0" x 10'1" (4.88 x 3.08 )

Double glazed window, radiator and media wall.

#### Inner Lobby

Access to downstairs WC, stairs to first floor and kitchen/diner.

#### Downstairs WC

4'7" x 2'11" (1.42 x 0.90)

Air vent, radiator, WC and wash hand basin.

#### Kitchen/Diner

18'8" x 7'9" (5.69 x 2.37)

Double glazed window and French doors to rear garden, radiator, range of wall and floor units with countertops, built in electric oven, gas hob with extractor hood, part tiled walls.

#### Bedroom 1

14'0" max x 9'6" (4.28 max x 2.91 )

French doors leading to balcony, radiator, access to ensuite

- Downstairs WC
- Garage and Off Street Parking

#### Council Tax Band C Ensuite

6'9" into shower x 4'3" (2.08 into shower x 1.30 )

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

#### Balcony

Access from bedroom 1

#### Bedroom 2

11'2" x 8'8" (3.41 x 2.65 )

Double glazed window, radiator.

#### Bedroom 3

9'8" x 7'10" (2.97 x 2.41 )

Double glazed window, radiator.

#### Family Bathroom

8'8" x 5'6" (2.65 x 1.69 )

Double glazed window, radiator, WC, wash hand basin, bath.

#### External

To the front there is a lawned area with driveway parking and to the rear there is a good sized garden laid mainly to lawn with patio area and shed.

#### Material Information

##### BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further information please visit

- Balcony and Ensuite to Master Bedroom
- Gardens to Front and Rear

• Energy Rating C  
<https://checker.ofcom.org.uk>

Broadband: Highest available

Speeds: Download: 1800 Mbps

Upload: 220 Mbps

Mobile Indoor: EE - Limited Three - Limited 02 - Limited Vodafone - Likely

Mobile Outdoor: EE - Likely Three - Likely 02 - Likely Vodafone - Likely

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

#### FLOOD RISK:

Yearly chance of flooding:

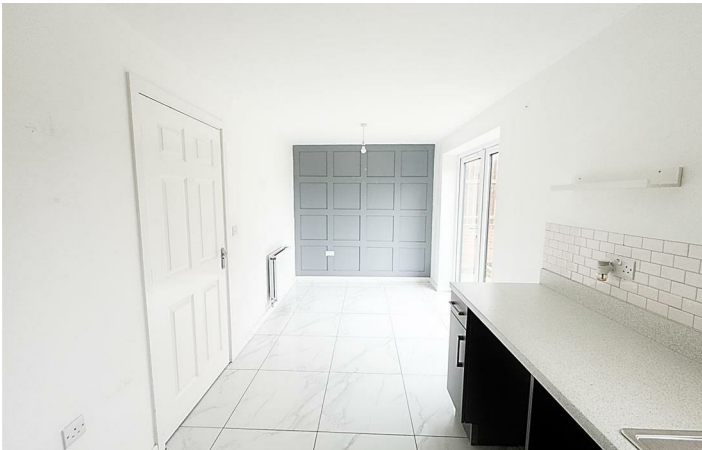
Rivers and the sea: Very low.

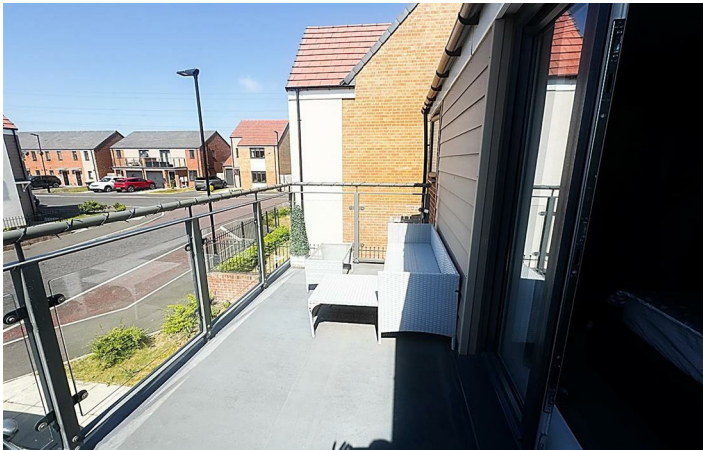
Surface water: Very low.

#### CONSTRUCTION:

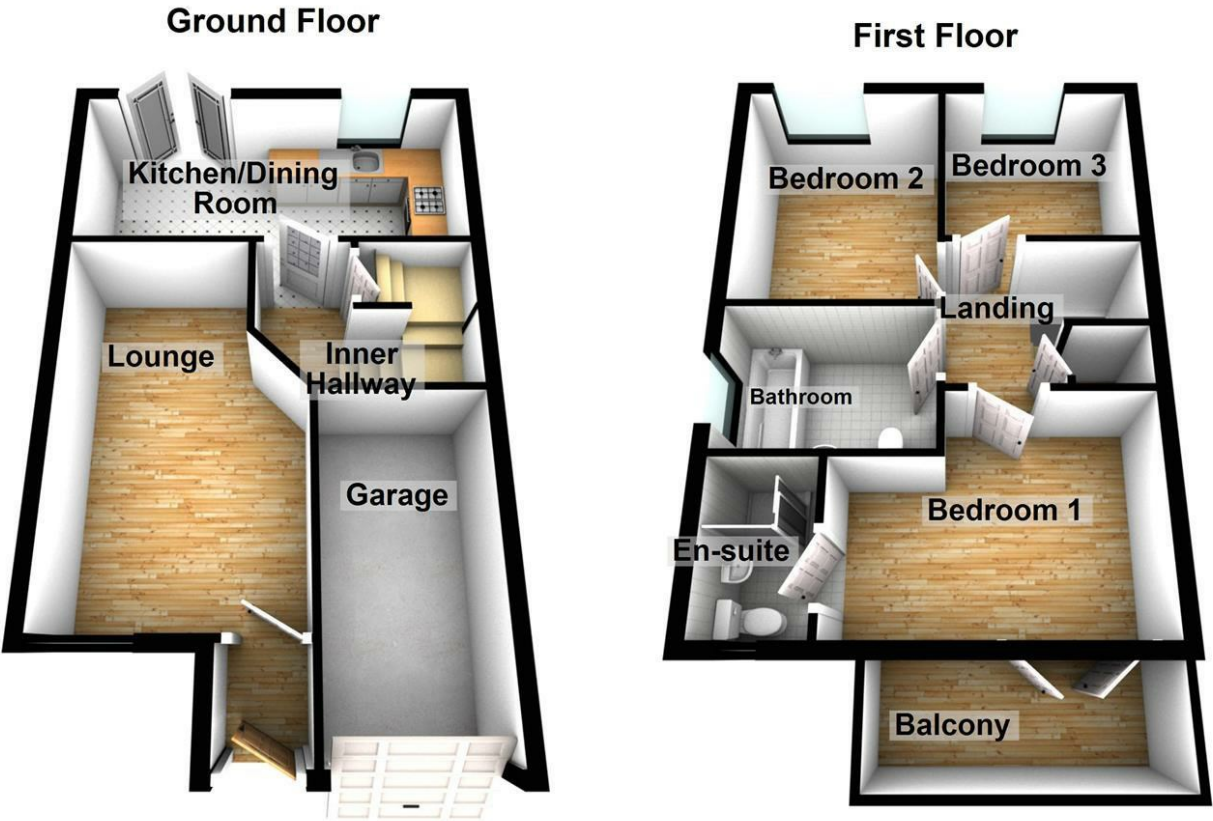
Traditional

This information must be confirmed via our surveyor.





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	