



51 Wheatfield Grove

Benton, Newcastle Upon Tyne, NE12 8DP

** CHAIN FREE ** THREE BEDROOM SEMI DETACHED HOUSE ** READY TO MOVE INTO **

** TRIPLE GLAZING ** MODERN KITCHEN WITH SOME INTEGRATED APPLIANCES **

** OPEN PLAN LIVING/DINING AREA ** GARAGE ** FRONT AND REAR GARDENS **

** CLOSE TO LOCAL AMENITIES, TRANSPORT LINKS AND SCHOOLS ** COUNCIL TAX BAND A **

** ENERGY RATING B ** FREEHOLD **

Offers Over £220,000



- Chain Free

- Ready to Move into

• Freehold Entrance

UPVC Privacy screened door

Hallway

13'3" x 6'0" max (4.05 x 1.84 max)

Laminate flooring, radiator, understairs cupboard, stairs to first floor landing, access to lounge and kitchen

Lounge

13'3" x 12'3" max (4.05 x 3.75 max)

Triple glazed window, radiator and wood effect flooring.

Dining Area

8'10" x 10'0" (2.70 x 3.07)

Triple glazed window, wood effect flooring and radiator

Kitchen

19'5" x 8'4" (5.93 x 2.56)

Range of base and wall units with complimentary work surfaces, built in electric oven and hob with extractor hood, snk unit, integrated fridge freezer, plumbed for washing machine, under floor heating, triple glazed window and door leading to rear garden, storage cupboard. Door with access into garage.

Stairs to First Floor Landing

Access to bedrooms and shower room.

- Three Bedroom Semi Detached House

- Modern Kitchen with Some Integrated Appliances

- Council Tax Band A
- Bedroom 1**

12'2" x 11'5" (3.73 x 3.50)

Front elevation. Triple glazed window, radiator.

Bedroom 2

12'8" x 8'7" (3.88 x 2.64)

Triple glazed window, radiator. Rear of property

Bedroom 3

8'1" x 7'9" (2.47 x 2.38)

Triple glazed window, radiator. Front elevation

Shower Room

7'10" x 6'3" max (2.39 x 1.92 max)

Shower cubicle, WC, wash hand basin in vanity unit, part tiles wall and under floor heating, ladder style radiator. Cupboard housing boiler.

Garage

16'7" x 9'9" (5.08 x 2.99)

Up and over door, electric sockets and lighting. Also accessed via kitchen.

External

To the front there is a hedged garden with driveway and to the rear fenced boundaries with lawn and paved area.

Material Information

BROADBAND AND MOBILE:

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

- Great First Time Buy

- Close to Local Amenities, Transport Links and Schools

- Energy Rating B

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, variable in-home

Three Good outdoor and in-home

Vodafone Good outdoor, variable in-

home

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

FLOOD RISK:

Yearly chance of flooding:

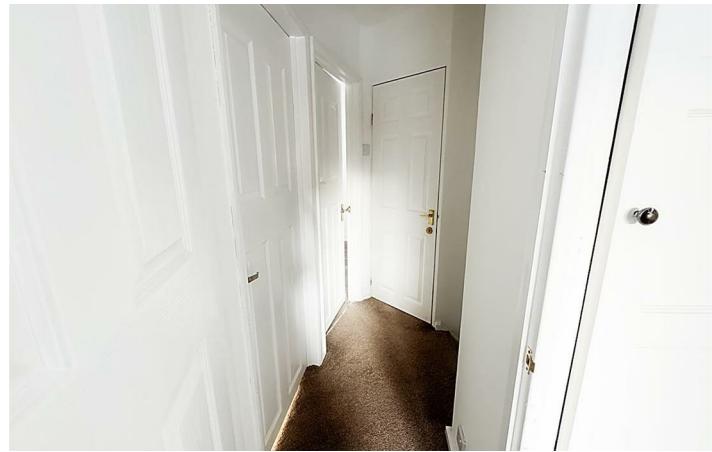
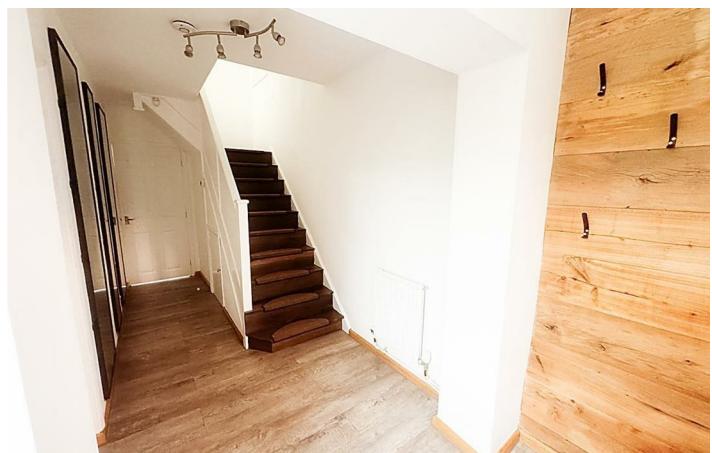
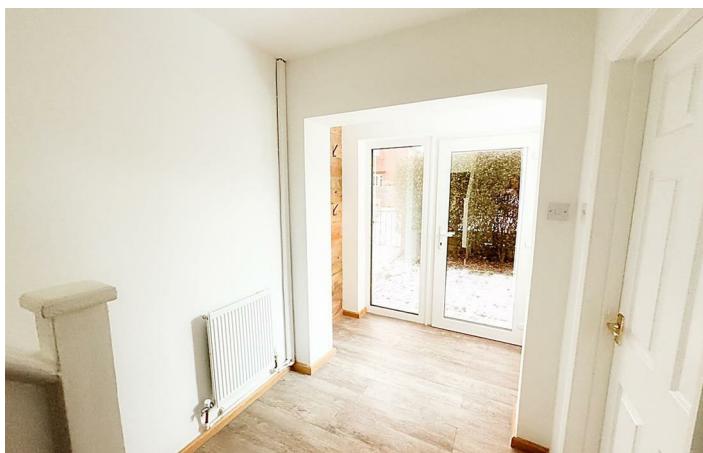
Surface water: High

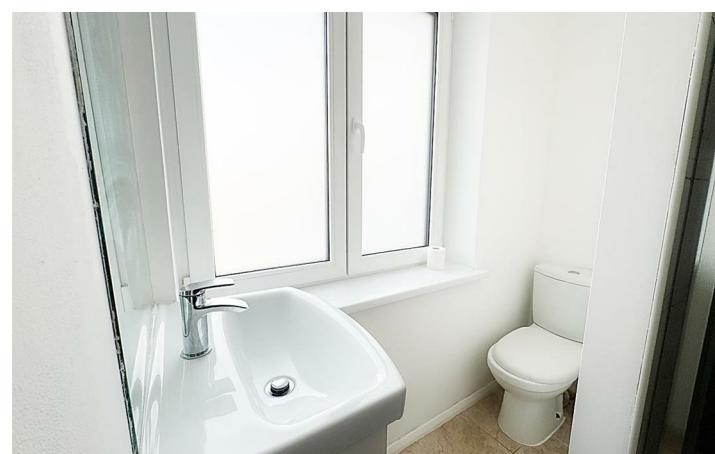
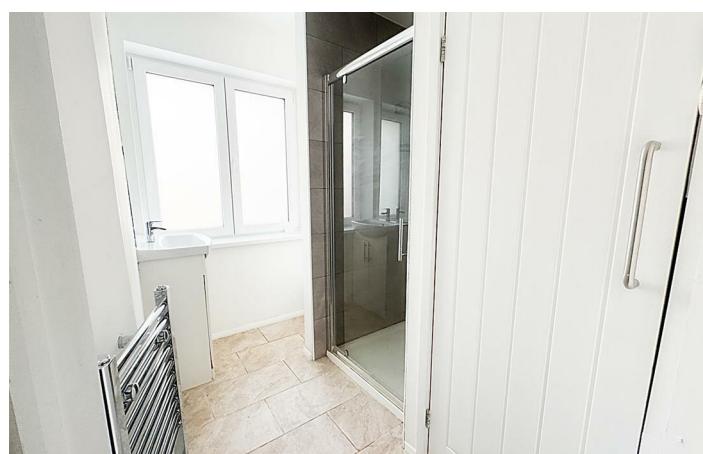
Rivers and the sea: Very low.

CONSTRUCTION:

Traditional

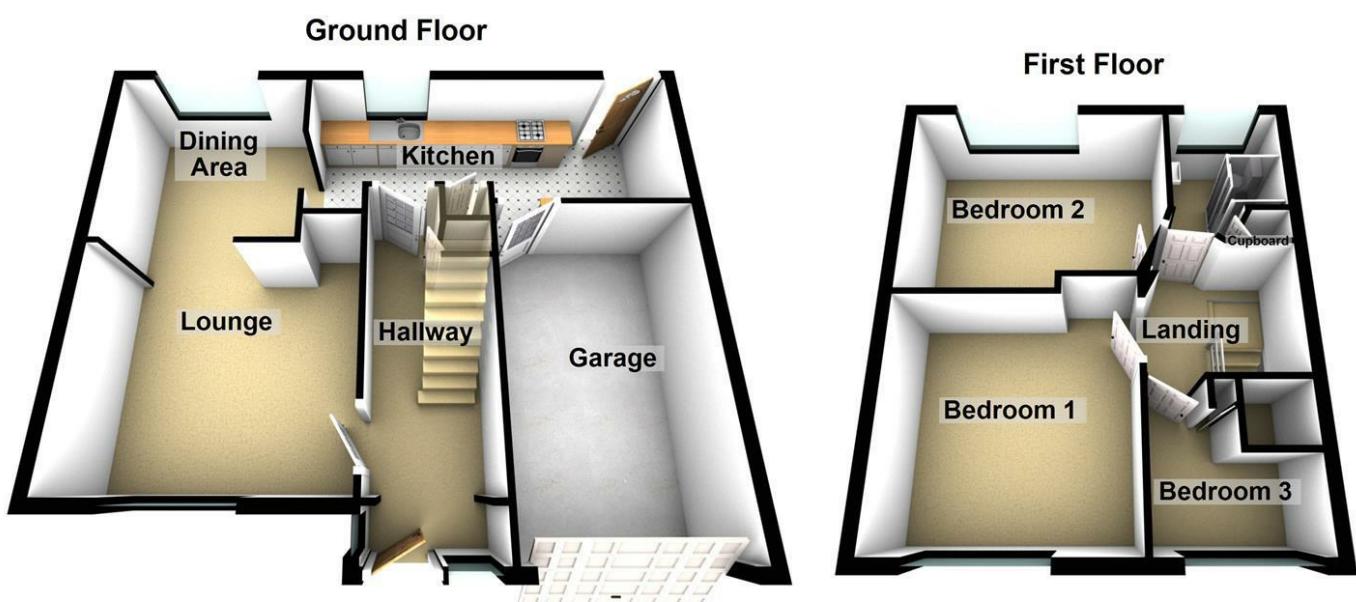
This information must be confirmed via your surveyor and legal representative.







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	86
(81-91)	B	82
(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	