



37 Oxen Drive

East Benton Rise, Wallsend, NE28 9FJ

** THIS PROPERTY IS NOW "SALE AGREED" AND THERE ARE TO BE NO FURTHER VIEWINGS - WE WOULD LOVE TO HEAR FROM YOU IF YOU HAVE A PROPERTY TO SELL AND WANT ONE OF OUR "GONE" BOARDS TOO! PLEASE GET IN TOUCH **

** A BEAUTIFULLY PRESENTED DETACHED HOUSE WITH THREE DOUBLE BEDROOMS **
** BALCONY & EN-SUITE SHOWER/WC TO MASTER BEDROOM ** DOWNSTAIRS WC **
** MODERN KITCHEN/DINER ** GARAGE & OFF STREET PARKING ** GARDENS FRONT & REAR **
** PART OF BUILDERS HOME CHANGE SCHEME ** FREEHOLD ** COUNCIL TAX BAND C **
ENERGY RATING C **

Price £240,000



- Detached House - Three Double Bedrooms
- Modern Kitchen/Diner
- Freehold

Entrance Lobby

Entrance door, inner door leading into the lounge.

Lounge

16'1" x 10'4" (4.91 x 3.15)

Double glazed window, laminate flooring, radiator.

Inner Lobby

Stairs to the first floor landing, laminate flooring, radiator.

WC

4'5" x 2'11" (1.36 x 0.89)

WC, wash hand basin, laminate flooring and radiator.

Kitchen/Diner

15'11" x 7'8" (4.86 x 2.34)

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

Landing

Double glazed window, storage cupboard and access to the loft.

- Balcony & En-Suite To Master Bedroom
- Garage & Off Street Parking
- Council Tax Band C

Bedroom 1

14'2" x 9'7" max (4.34 x 2.94 max)

Double glazed French doors leading onto the balcony which is south facing, feature panelled wall, laminate flooring, radiator and access to the en-suite.

En-Suite

6'10" x 4'3" (2.09 x 1.30)

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

Bedroom 2

11'3" x 8'8" (3.43 x 2.65)

Double glazed window, feature panelled wall, laminate flooring, radiator.

Bedroom 3

9'10" x 7'10" (3.01 x 2.40)

Double glazed window, laminate flooring, radiator.

Family Bathroom

8'7" x 5'6" (2.64 x 1.69)

Comprising bath, WC and wash hand basin. Double glazed window, part tiled walls, radiator.

External

Externally there is a garden to the front which is laid to lawn together

- Downstairs WC

- Beautifully Presented Throughout

- Energy Rating C

with space for off street parking and access to a single garage. There is a garden to the rear which has lawn and a paved patio area.

Broadband and Mobile

At the time of marketing this information is correct.

Broadband: Highest available

Speeds: Download: 1000 Mbps

Upload: 220 Mbps

Mobile: EE>Likely Three> Likely

02>Likely Vodafone>Likely

Flood Risks

At the time of marketing this information is correct.

Yearly chance of flooding:

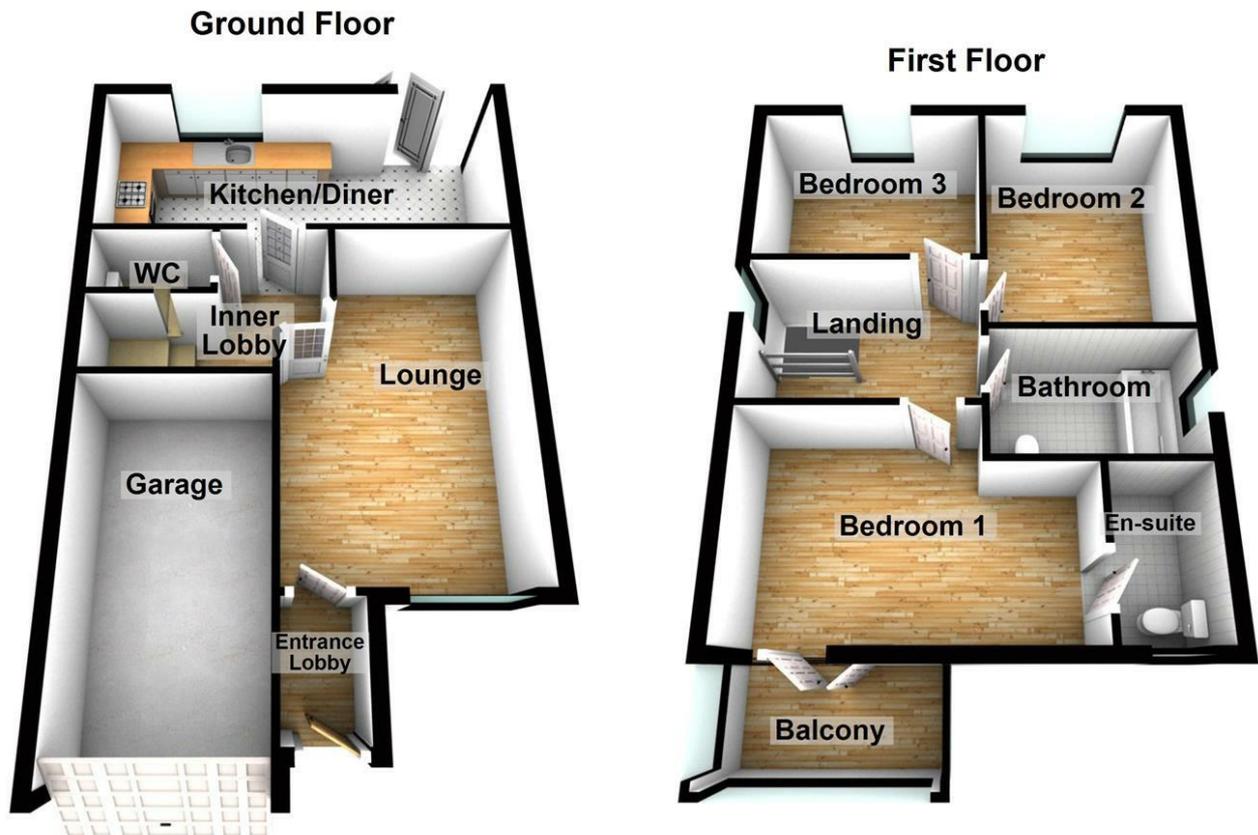
Surface water: Very low risk.

Rivers and the sea: Very low risk.





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.

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 92 |
| (81-91) B | | 78 | |
| (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 | |