



75 Moor Drive East Benton Rise, Wallsend, NE28 9FE

** 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 END TERRACE TOWNHOUSE ** OVERLOOKING RISING SUN COUNTRY PARK **

** DOWNSTAIRS WC ** MODERN KITCHEN/DINER ** WEST FACING REAR GARDEN **

** OFF STREET PARKING ** BEAUTIFULLY PRESENTED THROUGHOUT ** COUNCIL TAX BAND B **

** FREEHOLD ** ENERGY RATING C **

Price £205,000



- Three Bedroom End Terrace House
- Lovely Open Aspect To Front
- Downstairs WC

- West Facing Rear Garden
- Off Street Parking
- Beautifully Presented
- Council Tax Band B
- Freehold
- Energy Rating C

Entrance Lobby

Double glazed composite entrance door, inner door leading into the lounge.

Lounge

14'9" x 11'10" (4.50 x 3.61)

Double glazed window, storage cupboard, radiator.

Rear Lobby

Stairs to the first floor landing, tiling to floor, radiator.

WC

4'4" x 4'3" (1.32 x 1.29)

Low level WC, wash hand basin, tiling to floor, radiator.

Kitchen/ Diner

8'10" x 11'10" (2.69 x 3.61)

Fitted with a range of wall and base units with work surfaces over, integrated oven and hob with extractor hood over, sink unit.

Double glazed window, tiling to floor, radiator and double glazed French doors leading out to the rear garden.

First Floor Landing

Stairs to the second floor landing, radiator.

Bedroom 2

10'6" x 11'10" (3.20 x 3.61)

Double glazed window, radiator, double glazed door opening onto a Juliette balcony.

Bedroom 3

8'10" x 11'10" (2.69 x 3.61)

Double glazed window, radiator.

Bathroom

7'10" x 5'7" (2.40 x 1.70)

Comprising; bath with shower over, low level WC and wash hand basin. Double glazed window, part tiled walls, ladder style radiator.

Second Floor Landing

Storage cupboard, access to bedroom one.

Bedroom 1

18'5" x 8'6" (5.61 x 2.59)

Double glazed window to the front elevation, double glazed Velux style window to the rear, fitted wardrobes, radiator.

External

Externally there is a garden to the front together with space for off street parking. The rear garden is west facing and has artificial grass, paved patio area and a shed for storage.

Broadband and Mobile

At the time of marketing this information is correct.

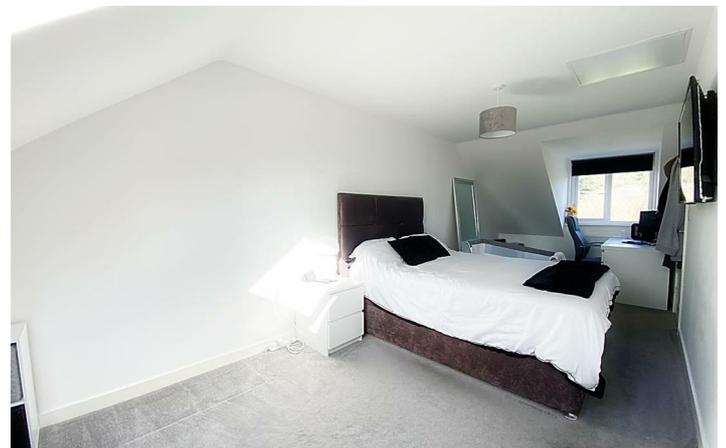
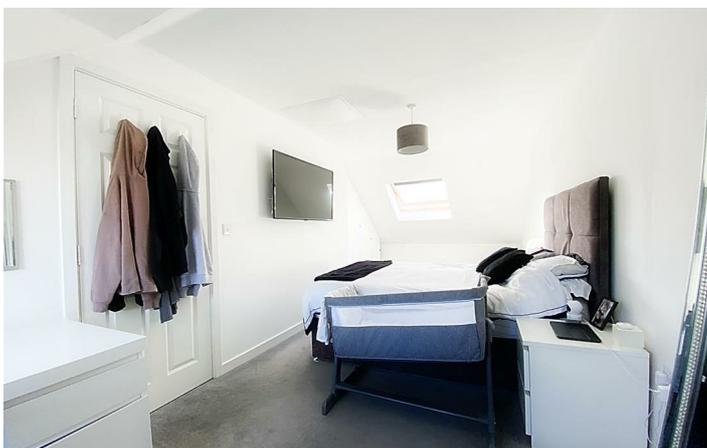
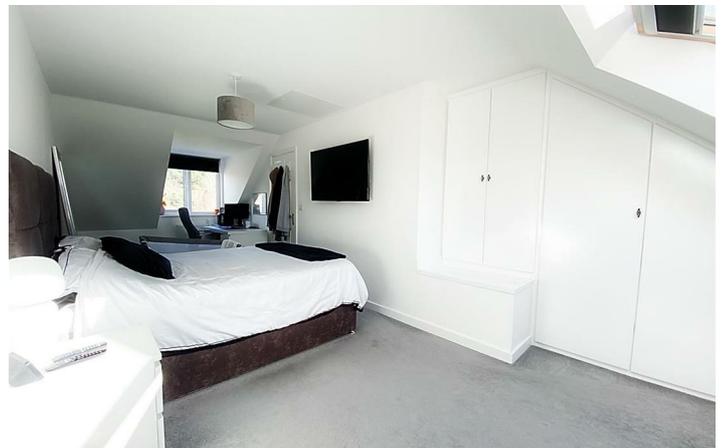
Broadband: Highest available
Speeds: Download: 1800 Mbps
Upload: 220 Mbps

Mobile: Indoor EE>Limited Three>None 02>Limited Vodafone>Likely
Mobile: Outdoor EE>Likely Three>Likely 02>Likely Vodafone>Likely

Flood Risks

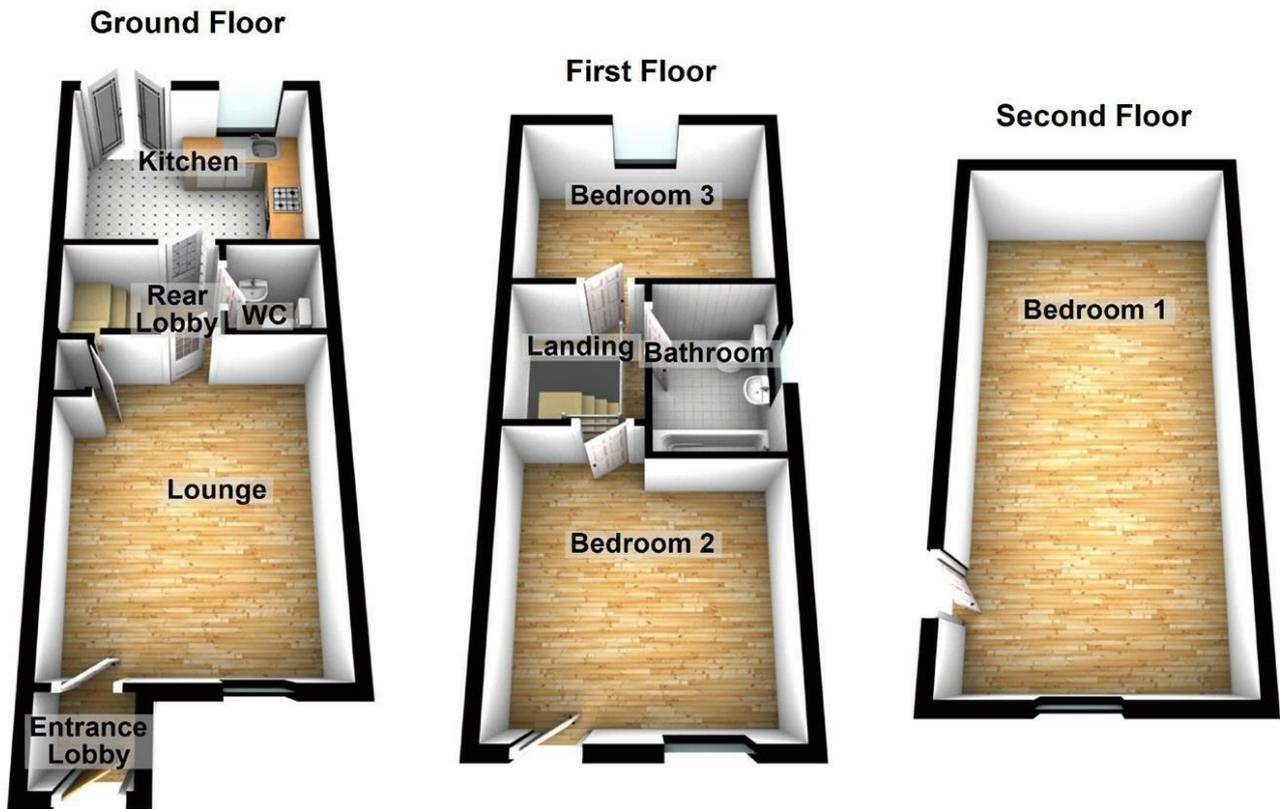
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Yearly chance of flooding:
Rivers and the sea: Very low.
Surface water: Very low.





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 | | | 91 |
| (81-91) B | | 79 | |
| (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 | |