

## 9 Benton Walk

Fallow Park, Wallsend, NE28 9GB

\*\* GUIDE PRICE £320,000 TO £330,000 \*\* BEAUTIFULLY PRESENTED \*\* CHAIN FREE \*\* FREEHOLD \*\*

\*\* FOUR BEDROOM DETACHED HOUSE \*\* EN-SUITE TO MASTER BEDROOM\*\*

\*\* MODERN KITCHEN/DINER WITH INTEGRATED APPLIANCES \*\* SOUTH FACING REAR GARDEN \*\*

\*\* DOWNSTAIRS WC \*\* STUDY/OFFICE AREA \*\* LOCAL SUPERMARKET CLOSE BY \*\*

\*\* PART OF GARAGE CONVERTED INTO A CINEMA ROOM WITH SEPARATE STORAGE AREA \*\*

\*\* CLOSE TO RISING SUN COUNTRY PARK \*\* ENERGY RATING B\*\* COUNCIL TAX BAND D \*\*

**Guide Price £320,000**



# 9 Benton Walk

Fallow Park, Wallsend, NE28 9GB



- Guide Price £320,000 to £330,000
- Beautifully Presented Four Bedroom Detached Home
- Modern Kitchen/Dinner With Integrated Appliances
- Downstairs Study/Office
- Freehold
- Energy Rating B
- Master Bedroom with En-suite & Cinema Room
- Downstairs WC
- Council Tax Band D

## Entrance Hall

## Office/Study

9'6" x 8'8" (2.92 x 2.66 )

## Lounge

10'5" x 7'5" (3.19 x 2.28 )

## Downstairs WC

5'4" x 2'11" (1.64 x 0.91)

## Kitchen/Diner

24'2" x 10'7" max (7.39 x 3.25 max )

## Stairs to first floor landing

## Bedroom 1

12'7" x 12'5" (3.85 x 3.80 )

## Ensuite

6'8" into shower 6'2" (2.04 into shower 1.89 )

## Bedroom 2

12'0" x 11'6" (3.68 x 3.52)

## Bedroom 3

10'7" into bay x 9'6" (3.25 into bay x 2.91 )

## Bedroom 4

8'8" x 8'6" (2.65 x 2.60)

## Bathroom

8'8" x 6'2" (2.65 x 1.89 )

## Cinema Room

## Garage and Parking

- Master Bedroom with En-suite & Cinema Room
- Downstairs WC
- Council Tax Band D

## External

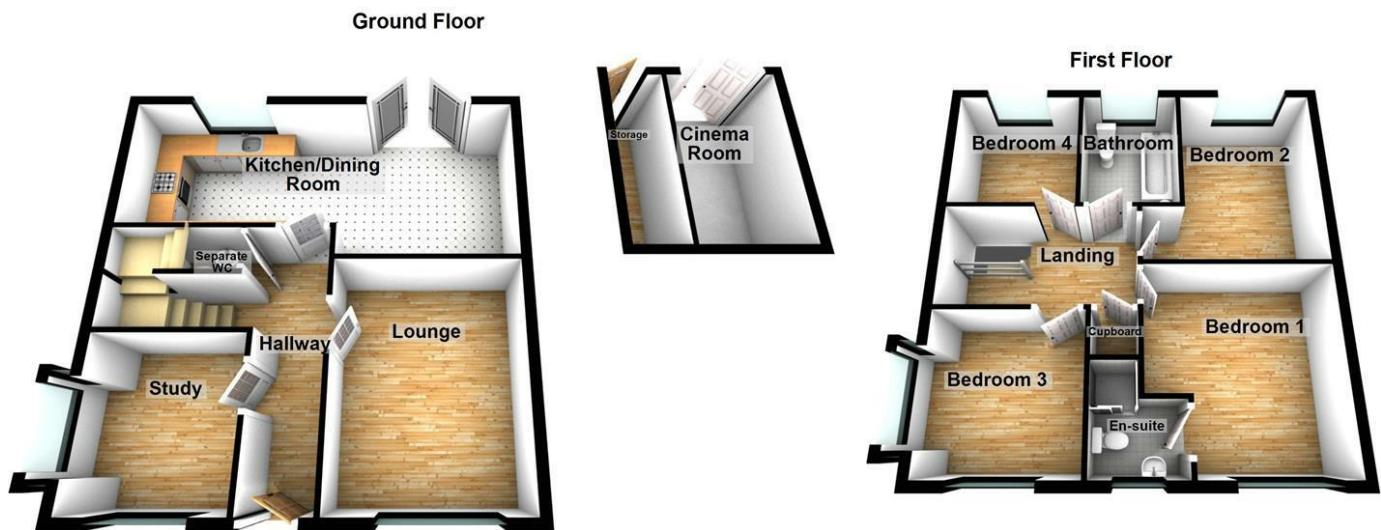
## Material Information



## Directions



## 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	94
(81-91)	B	85
(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	