



## 8 Swallow Court East Benton Rise, Wallsend, NE28 9FS

\*\* FREEHOLD \*\* THREE BEDROOM DETACHED HOUSE WITH EN-SUITE TO MASTER BEDROOM \*\*

\*\* UTILITY ROOM & DOWNSTAIRS CLOAKS/WC \*\* SOUTH FACING GARDEN TO REAR \*\*

\*\* MODERN KITCHEN/DINER WITH INTEGRATED APPLIANCES \*\* NICELY POSITIONED IN A CUL-DE-SAC

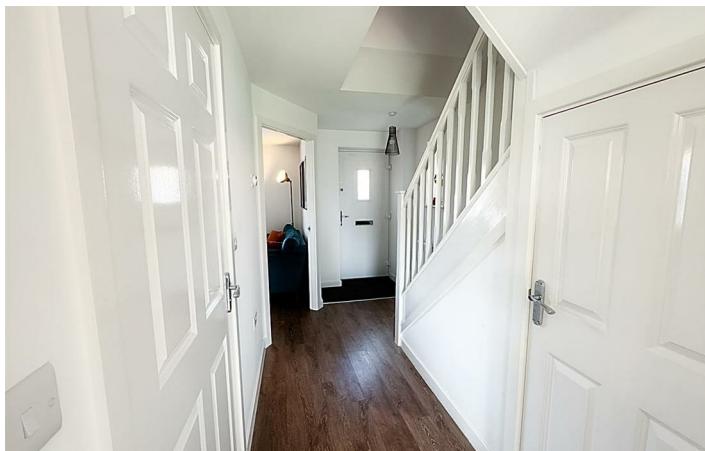
\*\* GARAGE & LENGTHY DRIVEWAY WITH PARKING FOR TWO VEHICLES \*\* COUNCIL TAX BAND C \*\*

\*\* ENERGY RATING C \*\* BUILDERS PART EXCHANGE \*\*

**Price £274,995**



<ul style="list-style-type: none"> <li>• South Facing Rear Garden</li> <li>• Garage and Double Driveway Parking</li> <li>• Utility Room</li> </ul> <p><b>Entrance Hallway</b> Glazed composite entrance door to hallway, radiator, stairs to the first floor landing with storage cupboard under.</p>	<ul style="list-style-type: none"> <li>• Freehold</li> <li>• En-suite to Master Bedroom</li> <li>• Energy Rating C</li> </ul> <p><b>En-suite</b> 6'1" x 3'3", 232'11" (1.87 x 1.71) Comprising; shower cubicle, WC and wash hand basin. Double glazed window, part tiled walls, radiator.</p>	<ul style="list-style-type: none"> <li>• Three Bedroom Detached House</li> <li>• Modern Kitchen/Diner</li> <li>• Council Tax Band C</li> </ul> <p>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.</p>
<p><b>Lounge</b> 12'11" x 12'4" (3.96 x 3.76 ) Double glazed window, radiator.</p>	<p><b>Bedroom 2</b> 9'5" x 9'5" (2.89 x 2.88 ) Double glazed window, radiator.</p>	<p>EE- Good outdoor, variable in-home O2 - Good outdoor Three- Good outdoor Vodafone - Good outdoor and in-home</p>
<p><b>Downstairs WC</b> 5'3" x 3'0" (1.61 x 0.92) WC, wash hand basin, radiator.</p>	<p><b>Bedroom 3</b> 9'5" x 8'2" (2.89 x 2.51) Double glazed window, radiator.</p>	<p>We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.</p>
<p><b>Kitchen/Diner</b> 18'0" x 12'4" (5.50 x 3.76 ) Complemented with a range of wall units, base units with worktops over, integrated oven and hob with extractor hood over, integrated dishwasher, sink. Double glazed window, laminate flooring, radiator, double glazed French doors leading out to the rear garden.</p>	<p><b>Bathroom</b> 6'10" x 5'6" (2.09 x 1.69) Bath with overhead shower, WC and wash hand basin, double glazed window, part tiled walls, radiator.</p>	<p><b>FLOOD RISK:</b> Yearly chance of flooding: Rivers and the sea: Very low. Surface water: Very low.</p>
<p><b>Utility Room</b> 7'7" x 5'3" (2.32 x 1.62) Base units with worktops over, tiling to floor, radiator, double glazed external door.</p>	<p><b>Garage and Parking</b> There is a detached garage situated to the front of the property which has a lengthy driveway, this can accommodate off street parking for two vehicles.</p>	<p><b>CONSTRUCTION:</b> Traditional. This information must be confirmed via your surveyor and legal representative.</p>
<p><b>Stairs to First Floor and Landing</b> Storage cupboard, radiator.</p>	<p><b>External</b></p>	
<p><b>Master Bedroom</b> 12'10" x 10'9" (3.93 x 3.29 ) Double glazed window, radiator access to en-suite</p>	<p><b>Material Information</b> BROADBAND AND MOBILE: At the time of marketing we believe this information is correct, for further information please visit <a href="https://checker.ofcom.org.uk">https://checker.ofcom.org.uk</a></p>	<p>Various factors can affect coverage, such as being close to large trees or</p>







## Floor Plan

**Ground Floor**



**First Floor**



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.

