



## 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**



- South Facing Rear Garden
- Garage and Double Driveway Parking
- Utility Room
- Freehold
- En-suite to Master Bedroom
- Energy Rating C
- Three Bedroom Detached House
- Modern Kitchen/Diner
- Council Tax Band C

### Entrance Hallway

Glazed composite entrance door to hallway, radiator, stairs to the first floor landing with storage cupboard under.

### Lounge

12'11" x 12'4" (3.96 x 3.76 )  
Double glazed window, radiator.

### Downstairs WC

5'3" x 3'0" (1.61 x 0.92)  
WC, wash hand basin, radiator.

### Kitchen/Diner

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.

### Utility Room

7'7" x 5'3" (2.32 x 1.62)  
Base units with worktops over, tiling to floor, radiator, double glazed external door.

### Stairs to First Floor and Landing

Storage cupboard, radiator.

### Master Bedroom

12'10" x 10'9" (3.93 x 3.29 )  
Double glazed window, radiator access to en-suite

### En-suite

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.

### Bedroom 2

9'5" x 9'5" (2.89 x 2.88 )  
Double glazed window, radiator.

### Bedroom 3

9'5" x 8'2" (2.89 x 2.51)  
Double glazed window, radiator.

### Bathroom

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.

### Garage and Parking

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.

### External

### Material Information

#### BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further 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, variable in-home  
O2 - Good outdoor  
Three- Good outdoor  
Vodafone - Good outdoor and in-home

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

#### FLOOD RISK:

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

#### CONSTRUCTION:

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





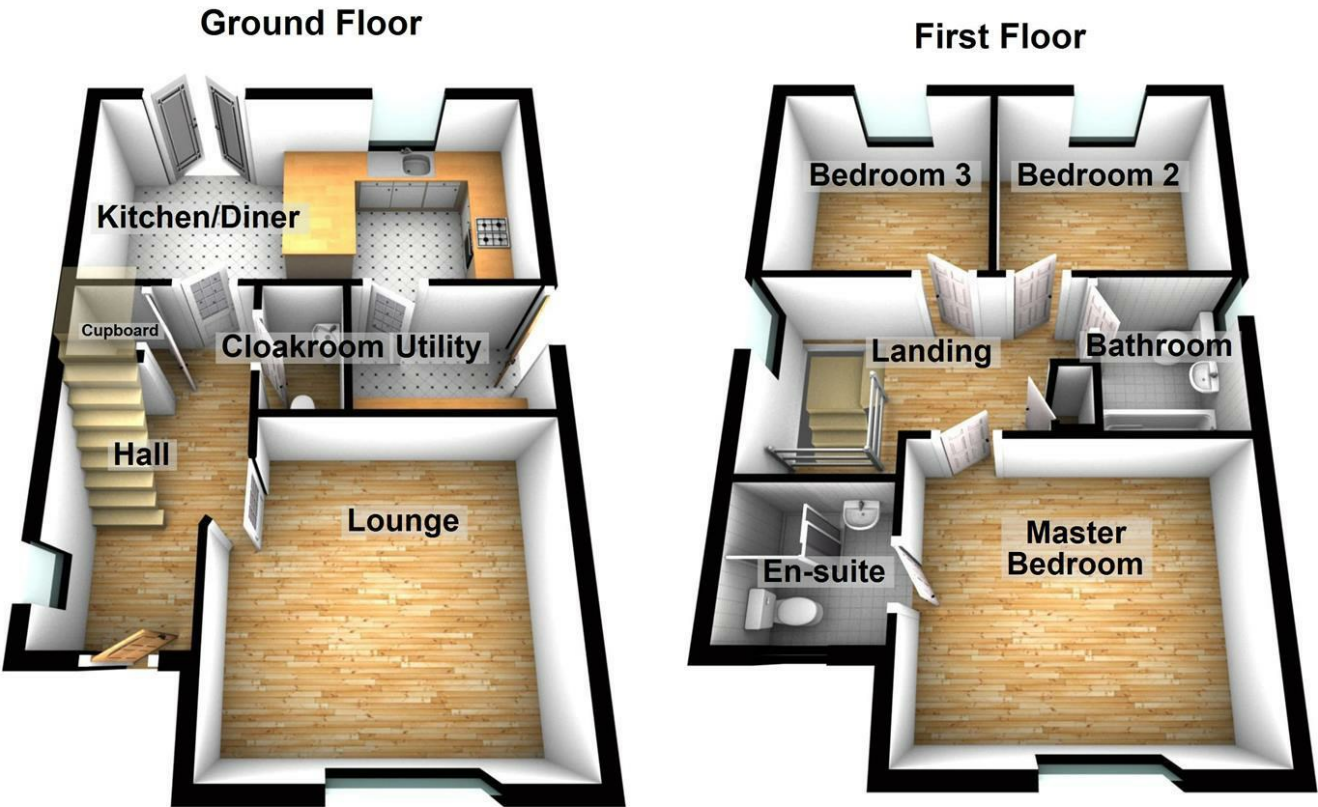








Floor Plan



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		92
(81-91) B		
(69-80) C	79	
(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	