

19 Saxon Way East Benton Rise, Wallsend, NE28 9FX

** 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 ** GREAT FIRST TIME BUY **

** MASTER BEDROOM WITH ENSUITE ** FREEHOLD ** ALLOCATED PARKING BAYS ** STUDY **

** SOUGHT AFTER LOCATION ** EXCELLENT TRANSPORT AND ROAD LINKS ** COUNCIL TAX BAND C **

** EPC RATING B **

O.I.R.O £220,000



• Three Bedroom End Terrace Townhouse

• Allocated Parking Bays

• Kitchen/Diner

Hallway

Double glazed entrance door into hallway, laminate flooring, radiator, stairs to the first floor landing.

Study/Office

9'10" x 8'8" (3.00 x 2.66)

Double glazed window, radiator.

Downstairs WC

4'10" x 3'3" (1.49 x 1.01)

Laminate flooring, radiator, WC , wash hand basin.

Kitchen/Diner

12'11" max 12'7" (3.96 max 3.86)

Double glazed French doors to rear garden, double glazed window, wall and floor units with work tops over, sink, integrated oven and hob, extractor hood, laminate flooring, radiator, cupboard.

First floor landing

Stairs to the second floor landing.

Lounge

13'0" x 9'2" (3.98 x 2.80)

Double glazed window, double glazed Juliet balcony doors, radiator.

Bedroom 1

13'1" max x 9'11" (4.00 max x 3.04)

Double glazed windows, radiator.

• Great First Time Buy

• Freehold

• Energy Rating B

En-suite

6'6" into shower x 4'5" (1.99 into shower x 1.35)

Shower cubicle, WC, wash hand basin, radiator, part tiled walls.

Second Floor Landing

Access to bedrooms 2 and 3, radiator and cupboard

Bedroom 2

9'6" x 13'1" (2.91 x 4.00)

Double glazed windows, radiator.

Bedroom 3

13'1" x 9'3" (4.00 x 2.82)

Double glazed windows, radiator.

Bathroom

6'2" x 5'6" (1.90 x 1.69)

Bath, WC, wash hand basin, part tiled walls, radiator.

External

Open space to front. Allocated parking to rear and a low maintenance garden with wooden perimeter fencing.

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>

• Open Space to Front

• Three Double Bedrooms

• Council Tax Band C

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 and 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:

Surface water: Very low.

Rivers and the sea: Very low.

CONSTRUCTION:

Traditional

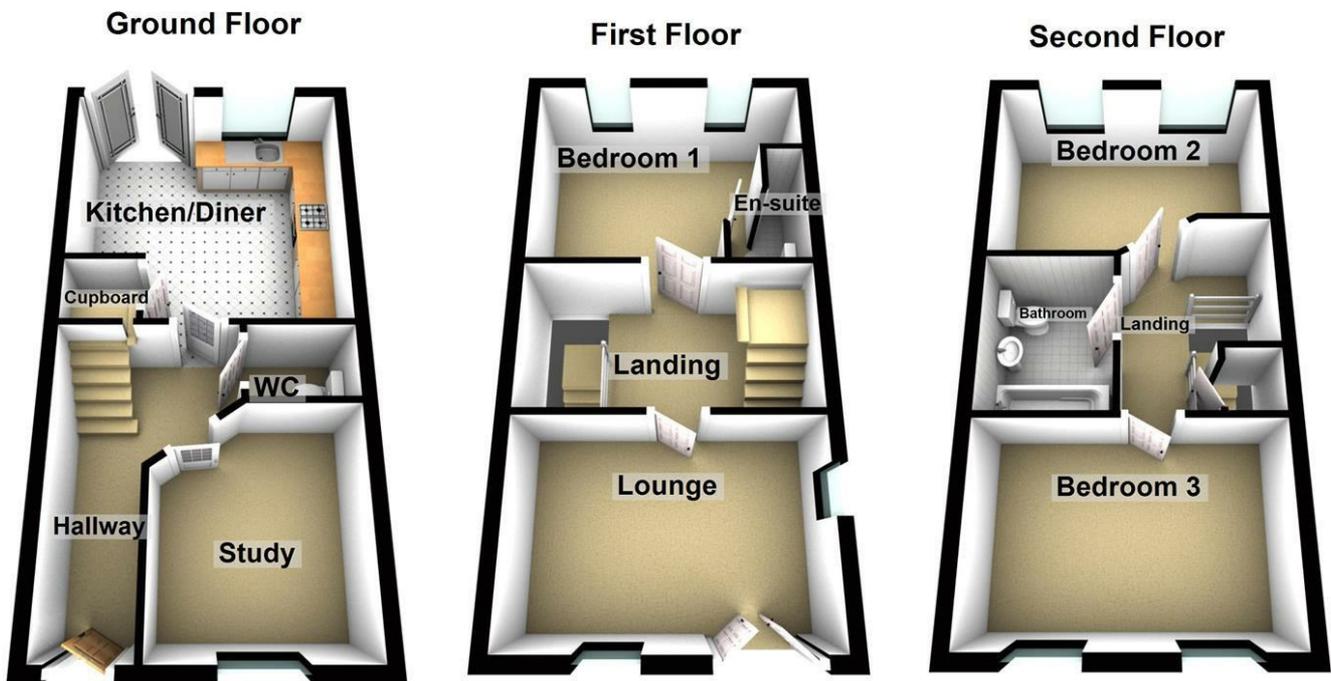
This information must be confirmed via your surveyor and legal representative.







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 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 | | | 93 |
| (81-91) B | | 81 | |
| (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 | |