

22 Furrow Drive East Benton Rise, Wallsend, NE28 9FG

** 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. **

** SEMI DETACHED HOUSE ** THREE GOOD SIZE BEDROOMS ** EN-SUITE & BALCONY TO MASTER **

** DOWNSTAIRS WC ** KITCHEN/DINING ROOM ** LOVELY LOW MAINTENANCE REAR GARDEN **

** GARAGE & OFF STREET PARKING ** HIGHLY POPULAR LOCTION ** COUNCIL TAX BAND C **

** FREEHOLD ** ENERGY RATING C **

Price £230,000



• Three Bedroom Semi Detached House

• Downstairs W/C

• Freehold

Entrance

Entrance door into inner lobby, radiator, door leading into the lounge.

Lounge

16'1" x 10'2" (4.91 x 3.12)

Double glazed window, radiator.

Inner Hallway

Stairs to first floor landing, radiator.

W/C

2'11" x 4'5" (0.9 x 1.37)

WC, wash hand basin, radiator.

Kitchen/ Diner

18'9" x 7'7" (5.73 x 2.32)

Double glazed window, wall units, base units with work tops over, sink, integrated oven & hob, radiator, double glazed French doors to the rear garden.

Landing

Cupboard, access to bedrooms and bathroom.

Bedroom 1

14'2" x 9'7" (4.33 x 2.93)

Double glazed French doors to the balcony, radiator.

En-Suite

6'10" x 4'3" (2.10 x 1.31)

Double glazed window, WC, wash

• Master Bedroom With En-Suite

• Off Street Parking & Garage

• Council Tax Band C

hand basin, shower cubicle, part tiled walls, radiator.

Bedroom 2

11'2" x 8'8" (3.41 x 2.65)

Double glazed window, radiator.

Bedroom 3

9'10" x 7'10" (3.00 x 2.39)

Double glazed window, radiator.

Bathroom

8'7" x 5'6" (2.64 x 1.69)

Double glazed window, WC, wash hand basin, bath, part tiled walls, radiator.

External

Externally there is a garden area to the front together with driveway parking and access to the garage. The rear garden is of a good size and has artificial turf and a paved patio area.

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

• Spacious Kitchen Diner

• Low Maintenance Rear Garden

• EPC Rating C

At the time of marketing this information is correct.

Yearly chance of flooding:

Rivers and the sea: Very low.

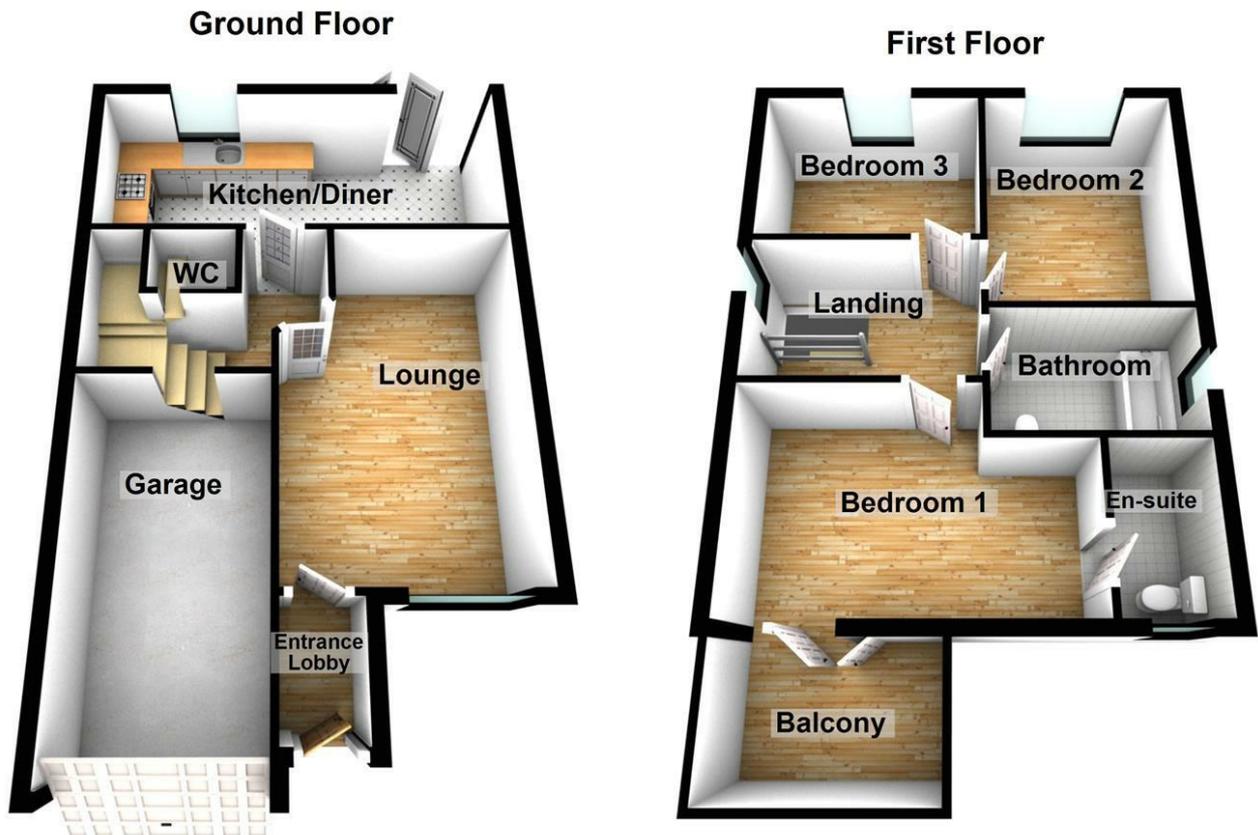
Surface water: Very low.

Flood Risks





Floor Plan



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		76	
(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	