



Benton Crescent

Fallow Park, Wallsend

Presenting an immaculate detached house for sale that boasts a plethora of features perfect for families. This property offers an impressive four bedrooms, three bathrooms, downstairs W.C, cosy lounge, and a kitchen. The property is in pristine condition, reflecting the high standards of its current owners. The bedrooms exude comfort and luxury. The master bedroom with bespoke bedroom furniture, which is a spacious double, benefits from the addition of an ensuite, providing a private space for relaxation. The second double bedroom with Juliette balcony, also features an ensuite, ensuring there is no morning rush for bathroom space. The third and fourth bedrooms each come with built-in wardrobes, providing ample storage space and helping to keep the rooms tidy and uncluttered. This property benefits from a good sized rear garden, front garden, double length driveway, and an added bonus of a single garage. This is an invaluable asset in any residential property, providing secure and convenient parking, and potentially reducing insurance premiums. Overall, this detached house is a remarkable find in the property market. It promises comfortable living spaces, modern conveniences, and enviable features, making it an ideal home for families. This property is not just a house, it's a home waiting for its new owners.

Asking Price: £340,000

0191 266 7788
22 Station Road North, Forest Hall, NE12 9AD

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
foresthall@rmsestateagents.co.uk



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ENTRANCE DOOR to

HALLWAY staircase to first floor

LOUNGE: 12'7 x 12'2 (3.84m x 3.71m)

DOWNSTAIRS W.C.

KITCHEN/DINING ROOM: 18'0 max x 9'2 max (5.49m x 2.79m)

UTILITY: 5'3 X 8'3 at max point (1.60m x 2.52m)

FIRST FLOOR LANDING

BEDROOM FOUR: 9'4 x 8'3 (2.84m x 2.52m)

BEDROOM THREE: 9'5 x 9'5 (2.87m x 2.87m)

FAMILY BATHROOM: 6'8 x 5'6 (2.03m x 1.68m)

BEDROOM TWO: 10'7 x 12'9 into alcove (3.22m x 3.89m)

ENSUITE: 5'8 x 5'9 (1.73m x 1.75m)

SECOND FLOOR

MASTER BEDROOM: 16'4 into bay x 11'3 max (4.98m x 3.43m)

MASTER ENSUITE: 6'4 x 5'3 (1.93m x 1.60m)

GARAGE: 17'5 x 8'8 (5.31m x 2.64m)



PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: FIBRE TO PREMISES

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY & GARAGE



MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS

Listed? NO

Conservation Area? NO

Restrictions on property? NO

Easements, servitudes or wayleaves? NO

Public rights of way through the property? NO

RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

Known safety risks at property (asbestos etc...): NO

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: ESTATE STILL BEING BUILT

Outstanding building works at the property: NO

ACCESSIBILITY

This property has no accessibility adaptations:

E.g. Ramp access to front door

E.g. Accessible handrail to side door

E.g. Wet room to ground floor

E.g. Lift access to first floor

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

EPC RATING: B

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