



Benton Crescent, Wallsend, NE28 9GJ

**Offers in Excess Of: £325,000**

A wonderful, modern four bedroom detached nestled in a lovely cul-de-sac on Benton Crescent. Upon entering the welcoming hallway leads to a bright and airy lounge, but the real hub of the home is the open-plan dining kitchen which comes complete with a range of integral appliances and creates a fabulous area perfect for family get togethers and entertaining, A useful utility and guest w.c. complete the ground floor.

The first floor features a generous landing and four good sized bedrooms providing ample space for a growing family, bedroom two boasts French doors leading to a delightful balcony. The master has a stylish en-suite and a family bathroom ensures convenience for all. With generous gardens to front and rear and double width driveway to integral garage this immaculately presented home is truly worthy of an early internal inspection to avoid disappointment.

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**Detached Family Home**

**Manicured Gardens**

**Highly Desirable Location**

**Double Driveway to Garage**

**Beautifully Presented**

**EPC: B / Council Tax: D**

**Four Bedrooms / En- Suite**

**Early Inspection Essential**

**ENTRANCE HALLWAY:** staircase to the first floor, radiator, door to:

**LOUNGE:** (front): 15'8 x 10'9, (4.78m x 3.28m), Double glazed window to front, radiator, Double doors to dining kitchen

**DINING KITCHEN:** (rear): 18'4 x 10'02, (5.59m x 3.10m)  
Fabulous, fitted kitchen, incorporating a range of sleek and stylish base, wall and drawer units, quartz worktops, integrated electric oven, gas hob, cooker hood, dishwasher and fridge freezer, sink unit with hot and cold mixer taps., Breakfast bar and under stair useful storage cupboard.  
Spotlights to ceiling, modern flooring, double glazed window and double glazed French doors to the garden. Doot to utility and downstairs cloaks/w.c.

**DOWNSTAIRS CLOAKS/W.C.:** pedestal wash hand basin, low level w.c., radiator, tiled splash back. Double glazed window to rear.

**FIRST FLOOR LANDING AREA:** Access to roof space, built in cupboard.

**FAMILY BATHROOM:** Stylish comprising of, panelled bath, pedestal wash hand basin, low level w.c. with push button cistern, part tiled walls, heated towel rail, extractor, double glazed window to rear.

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**BEDROOM ONE:** (front): 13'4 x 14' (4.06m x 4.34m), Double glazed window, radiator. Built in cupboard.:

**EN-SUITE SHOWER ROOM:** Contemporary and stylish en-suite, comprising of, mains power shower, pedestal wash hand basin, low level w.c. . Part tiled walls, heated towel rail, spotlights to ceiling.

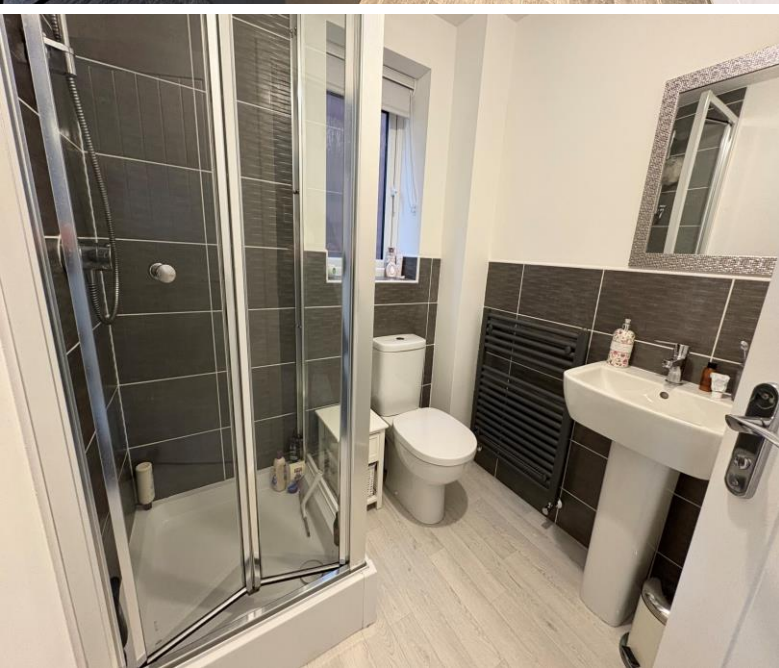
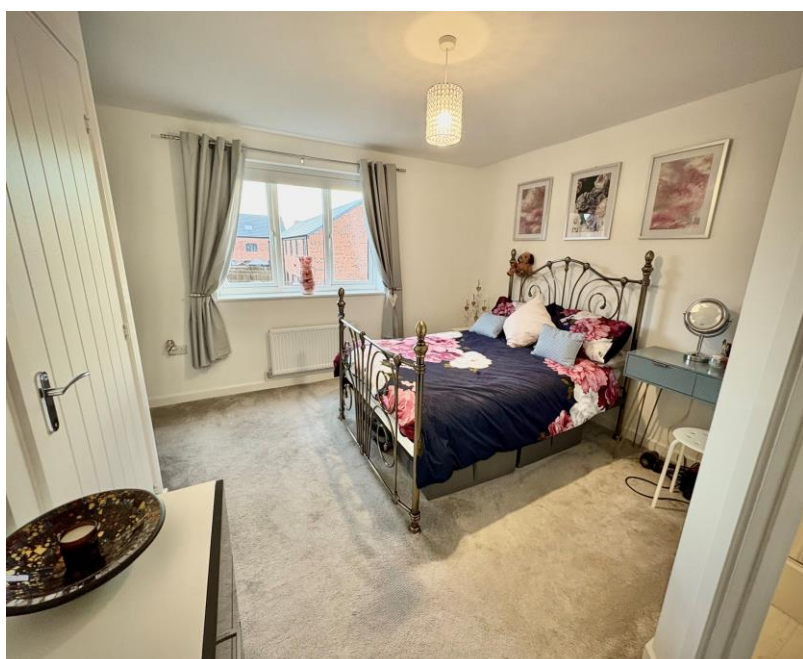
**BEDROOM TWO:** (front) 12'02 x 9'02 (3.71m x 2.79m)  
Double glazed French doors to front balcony with glass balustrade, double radiator

**BEDROOM THREE:** (rear): 9'02 x 9'06 (2.79m x 2.90m), Double glazed window with views over garden. Part panelled walls, radiator.

**BEDROOM FOUR:** 9'05 X 7'08 (2.87 X 2.33)  
Double glazed window to rear, radiator,

**EXTERNALLY:** Generous, well kept garden to the rear with fenced and walled boundaries, laid mainly to lawn, patio area. The garage has an up and over door with power and lighting and there is also double width driveway to the front for convenient parking.







## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibrenest

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

## 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.

## RISKS

Flooding in last 5 years: "YES / NO"

Risk of Flooding:: Zone 1

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

## 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**

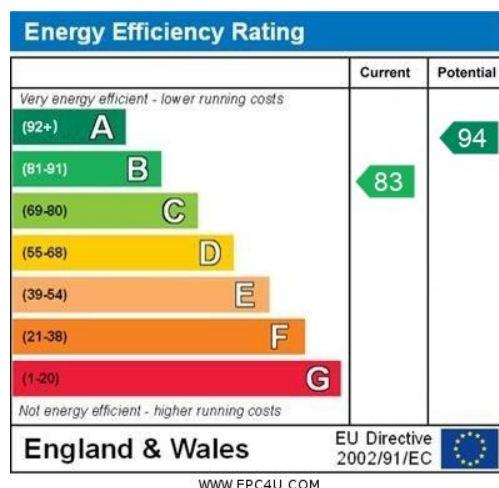
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