



4 Bourtree Close

Battle Hill, Wallsend, NE28 9AA

** THREE BEDROOM SEMI DETACHED HOUSE ** LOVELY CUL-DE-SAC LOCATION ** CHAIN FREE **

OFF STREET PARKING & GARAGE WITH ELECTRONIC ROLLER DOOR ** LOUNGE/DINNING ROOM **

DOWNSTAIRS WC ** CLOSE TO LOCAL AMENITIES & EXCELLENT ROAD LINKS ** SOLAR PANELS **

FREEHOLD ** COUNCIL TAX BAND C ** ENERGY RATING D **

Offers Over £200,000

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- Three Bedroom Semi Detached House
- Garage & Off Street Parking
- Freehold
- Lovely Cul-De-Sac Location
- Close To Local Amenities
- Council Tax Band C
- Downstairs WC
- Chain Free
- Energy Rating D

Porch

Hallway

Lounge

13'3" x 12'4" (4.06 x 3.78)

Dining Area

10'5" x 8'9" (3.20 x 2.67)

Kitchen

14'10" x 9'3" (4.54 x 2.83)

Utility Area

7'6" x 5'9" max (2.29 x 1.76 max)

WC

4'7" x 2'11" (1.40 x 0.89)

Landing

Bedroom 1

12'5" x 11'7" (3.80 x 3.55)

Bedroom 2

11'4" into robe x 8'8" (3.46 into robe x 2.65)

Bedroom 3

8'1" x 7'4" (2.47 x 2.26)

Shower Room

8'4" x 5'5" (2.55 x 1.67)

Garage & Parking

14'5" x 7'7" (4.40 x 2.32)

External

Broadband

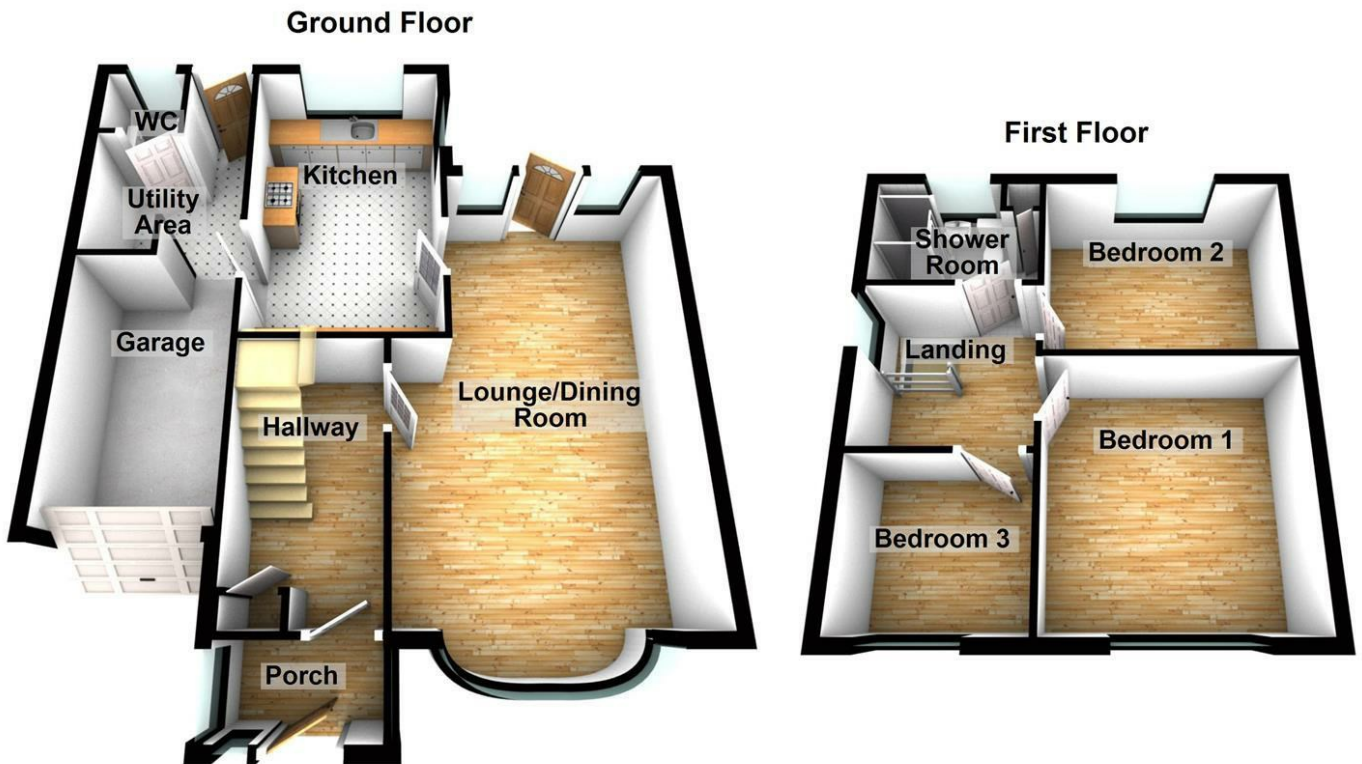


Directions





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			
(81-91) B			
(69-80) C			
(55-68) D		66	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	