



20 Bristol Drive Battle Hill, Wallsend, NE28 9HW

** THREE BEDROOM SEMI DETACHED HOUSE ** EN-SUITE TO MASTER ** DOWNSTAIRS WC **

** LOW MAINTENANCE REAR GARDEN ** SPACIOUS SUN ROOM ** GARAGE & OFF STREET PARKING

BEAUTIFULLY PRESENTED THROUGHOUT & READY TO MOVE INTO ** CLOSE TO AMENITIES **

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

Offers Over £220,000

20 Bristol Drive

Battle Hill, Wallsend, NE28 9HW



- Three Bedroom Semi Detached House
- Sun Room To Rear
- Garage & Off Street Parking
- En-Suite To Master Bedroom
- Modern Kitchen & Bathroom
- Freehold - Council Tax Band B
- Downstairs WC
- Low Maintenance Rear Garden
- Energy Rating C

Hallway

Cloaks/WC

4'11" x 3'3" (1.52 x 1.01)

Kitchen/Diner

13'6" x 11'6" (4.13 x 3.51)

Lounge

14'0" x 11'4" (4.28 x 3.46)

Sun Room

11'8" x 8'10" (3.56 x 2.71)

First Floor Landing

Bedroom 2

14'8" x 9'6" (4.49 x 2.91)

Bedroom 3

9'10" x 7'11" (3.02 x 2.43)

Family Bathroom

7'11" x 5'6" (2.42 x 1.68)

Second Floor

Master Bedroom

19'0" into robe x 14'7" (5.80 into robe x 4.47)

En-Suite

7'6" x 5'9" (2.31 x 1.76)

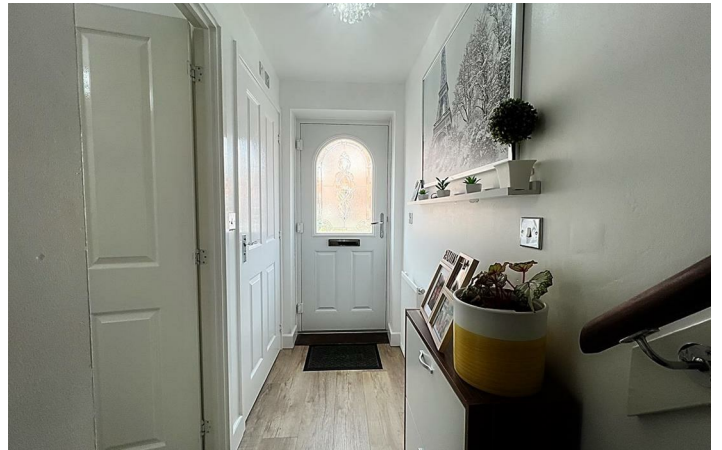
Garage & Parking

Garden

Broadband



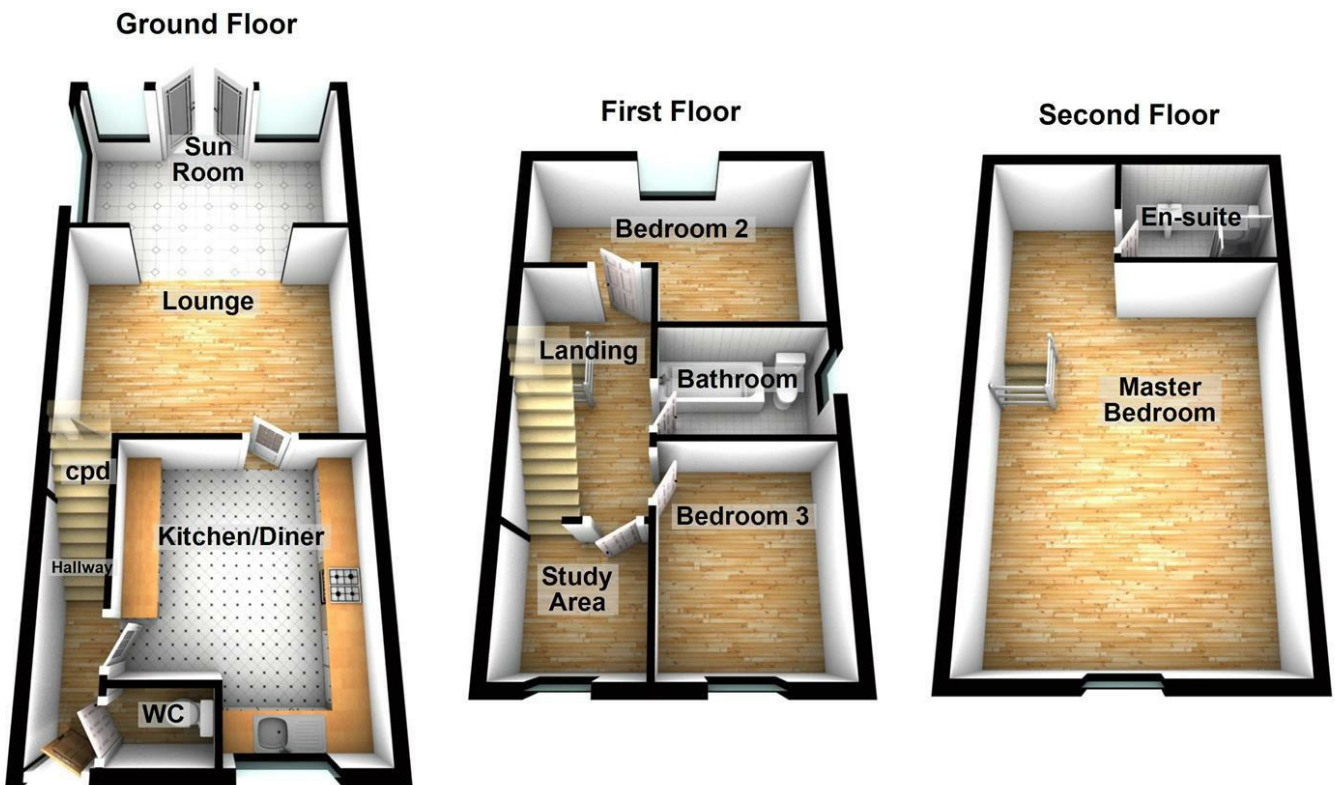
Directions







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.

136 - 138 Station Road, Wallsend, Tyne & Wear, NE28 8QT
 Tel: 0191 295 3322 Email: info@next2buy.com <https://www.next2buy.com>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(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	