



199 Bellshill Close Battle Hill, Wallsend, NE28 9XJ

**** FOUR BEDROOM TERRACE HOUSE **FREEHOLD ** CHAIN FREE **FOR SALE BY AUCTION****

<http://next2buy.iamsold.co.uk>

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £349 inc VAT for this pack.

Starting Bid £95,000



- For Sale By Modern Method Of Auction T&C Apply
- The Modern Method Of Auction
- Great Investment Opportunity - Chain Free
- Subject To Reserve Price
- Four Bedroom Mid Terrace House
- Freehold _ Council Tax Band A
- Buyers Fees Apply
- Two Receptions Rooms
- EPC Rating C

Entrance

Double glazed entrance door leading to...

Lounge

15'3" x 11'8" (4.66 x 3.56)

Double glazed window, wood effect flooring, radiator, dado rail, coving to ceiling, fire surround.

Dining Room

15'3" max x 11'8" (4.67 max x 3.57)

Double glazed sliding patio door to rear garden, wood effect flooring, coving to ceiling, dado rail.

Kitchen

14'5" x 7'4" (4.41 x 2.25)

Double glazed window, wall and floor units with counters over, sink, tiling to walls.

Cloakroom

Double glazed window, toilet, wash hand basin.

Bedroom 1

11'8" x 9'9" (3.57 x 2.99)

Double glazed window, radiator.

Bedroom 2

11'8" x 9'5" (3.56 x 2.89)

Double glazed window, radiator, coving to ceiling, ceiling rose.

Bedroom 3

18'8" x 6'7" (5.69 x 2.02)

Double glazed window, ceiling roses, radiator.

Bedroom 4

10'4" x 6'3" (3.15 x 1.92)

Double glazed window, radiator.

Bathroom

6'5" x 5'10" (1.97 x 1.80)

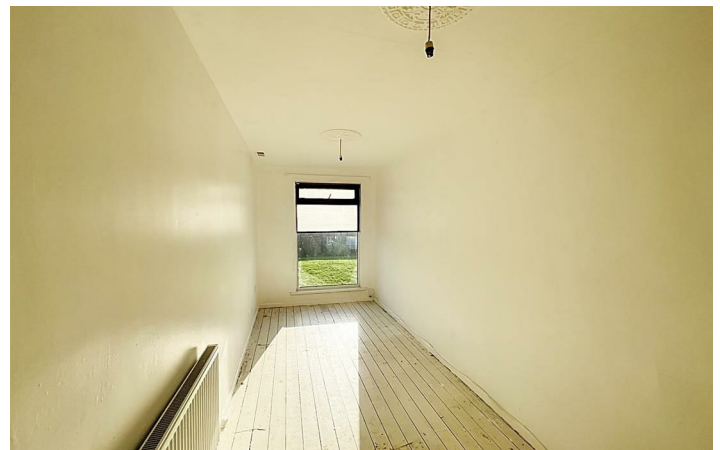
Double glazed window, toilet, wash hand basin, corner bath, electric shower over, radiator.

External

An outbuilding to the front, to the rear a garden with wooden enclosure fencing and rear access gate.

Broadband

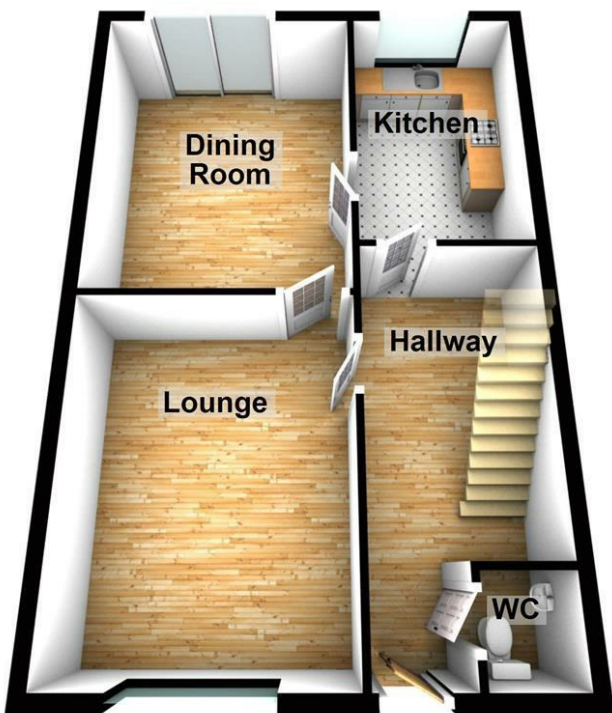
<https://www.openreach.com/fibre-checker/my-products>





Floor Plan

Ground Floor



First Floor



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			85
(69-80) C		70	
(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	