



## 21 Barmouth Close

Battle Hill, Wallsend, NE28 9AR

\*\* This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us. \*\*

\*\* THREE BEDROOM MID TERRACE HOUSE \*\* MODERN REFITTED KITCHEN \*\* IDEAL FIRST BUY \*\*

\*\* DOWNSTAIRS WC \*\* CUL-DE-SAC LOCATION \*\* CLOSE TO LOCAL AMENITIES & ROAD LINKS \*\*

\*\* REAR GARDEN NOT OVERLOOKED \*\* OUTBUILDING/UTILITY \*\* COUNCIL TAX BAND A \*\*

\*\* ENERGY RATING D \*\* FREEHOLD \*\*

**Price £135,000**



- Three Bedroom Mid Terrace House
- Ideal First Time Buy
- Council Tax Band A
- Modern Kitchen/Diner
- Downstairs WC
- Freehold
- Cul-De-Sac Location
- Local Amenities Nearby
- Energy Rating D

#### Porch

Double glazed entrance door and windows, inner door leading into the lounge.

#### Lounge

15'11" x 10'5" min 14'2" max (4.85 x 3.18 min 4.31 max)  
Double glazed window, laminate flooring, radiators.

#### Hallway

Stairs to the first floor landing, radiator

#### Kitchen/Diner

14'1" x 8'11" (4.28 x 2.73)  
Fitted with a modern range of wall and base units with work surfaces over, integrated oven and microwave, hob with extractor hood over, sink unit. Double glazed window, vertical radiator.

#### WC

Low level WC and wash hand basin.

#### Landing

Access to the loft which has pull down ladders.

#### Bedroom 1

14'2" x 9'1" (4.32 x 2.77)  
Double glazed window, fitted wardrobe, radiator.

#### Bedroom 2

13'9" into robe x 9'1" (4.19 into robe x 2.77)  
Double glazed window, radiator.

#### Bedroom 3

10'4" x 6'6" (3.16 x 1.97)  
Double glazed window, radiator.

#### Shower Room

7'8" x 6'5" (2.34 x 1.96)  
Comprising; shower cubicle, low level WC and wash hand basin.  
Double glazed window, tiling to walls, radiator.

#### Outbuilding/Utility

Plumbed for washing machine, double glazed doors leading to the rear garden.

#### External

The rear garden is not overlooked and is mostly gravelled together with a paved patio area and a fenced

#### Broadband and Mobile

At the time of marketing this information is correct.  
Broadband: Highest available  
Speeds: Download: 1000 Mbps  
Upload: 50 Mbps  
Mobile: Indoor EE>Likely Three> Limited 02>Limited

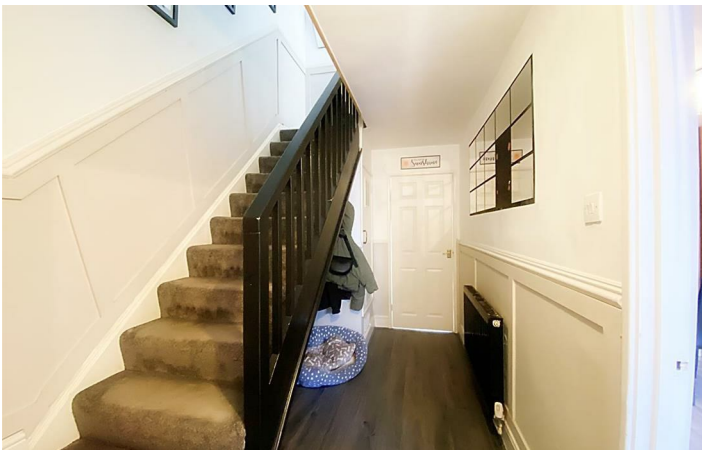
Vodafone>Limited

Mobile: EE>Likely Three> Likely 02>Likely Vodafone>Likely

#### Flood Risks

At the time of marketing this information is correct.  
Yearly chance of flooding:  
Rivers and the sea: Very low risk.  
Surface water: Very low risk.

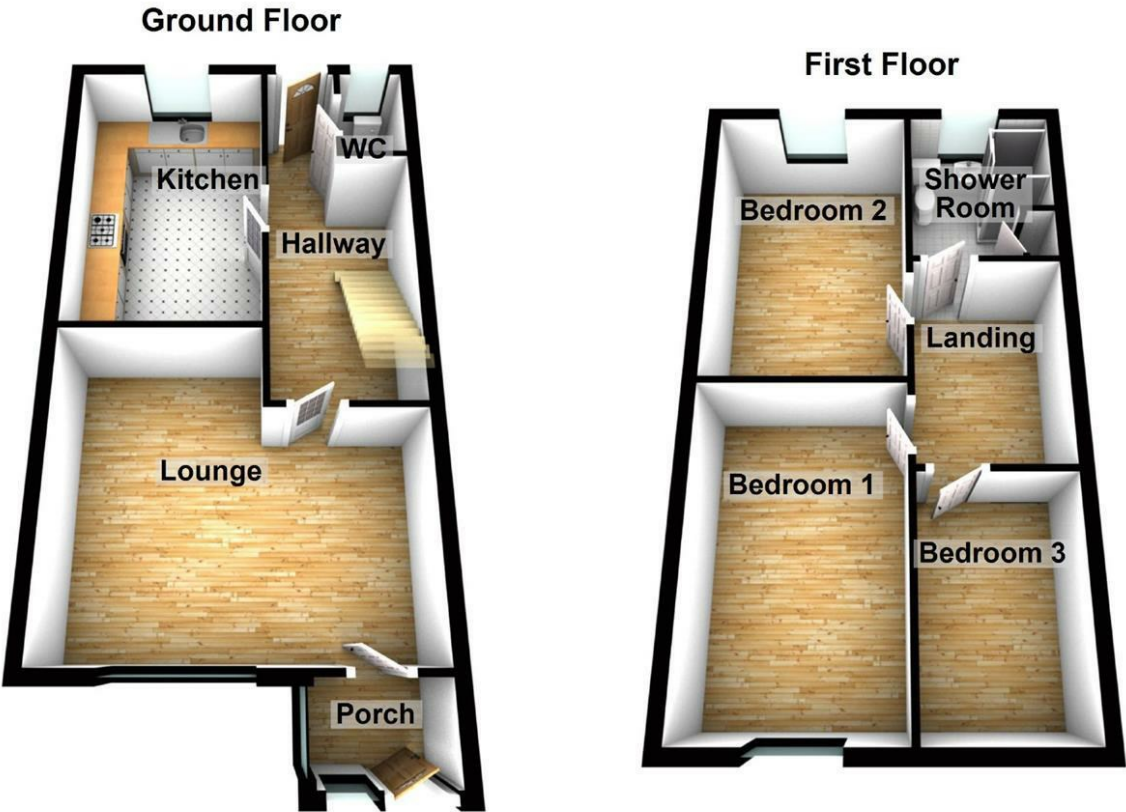








Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

