



12 Broadstone Way

Battlehill, Wallsend, NE28 9DN

** 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. **

** FREEHOLD ** THREE BEDROOM END TERRACE HOUSE ** DETACHED GARAGE ** GREAT FIRST BUY**

** PEDESTRIANISED STREET ** LOW MAINTENANCE WEST FACING REAR GARDEN ** UTILITY ROOM **

** CLOSE TO LOCAL AMENITIES, SCHOOLS AND MAJOR ROAD LINKS **COUNCIL TAX BAND B **

** ENERGY RATING D **

Offers Over £170,000



- Freehold

- Great First Buy

- Pedestrianised Street

Entrance
Composite front door, stairs to first floor and access to lounge.

Lounge

14'2" x 11'11" (4.34 x 3.64)

Double glazed bow window, radiator, electric fireplace, laminate flooring, through to kitchen/diner.

Kitchen/Diner

17'5" x 10'5" (5.33 x 3.20)

Dining area, Patio doors to rear garden, under stairs cupboard and radiator. Kitchen fitted with range of floor and wall units, with countertops, built in oven and hob with extractor hood, sink, laminate flooring.

Utility Room

7'6" x 5'1" (2.30 x 1.56)

Double glazed window and door to rear garden, plumbed for washer and dryer .

Stairs to first floor

Stairs to first floor landing.

Landing

Cupboard and access to bathroom and bedrooms

- West Facing Rear Garden

- Close to Local Amenities, Schools and Major Road Links

- Energy Rating D

Bathroom
7'11" x 5'9" (2.43 x 1.76)
Double glazed window, radiator, WC, wash hand basin, bath and separate shower cubicle.

Bedroom 1

11'11" x 9'5" (3.64 x 2.89)

Double glazed window, radiator, fitted wardrobes.

Bedroom 2

10'2" x 8'7" (3.12 x 2.63)

Double glazed window, radiator, fitted wardrobes and desk

Bedroom 3

8'5" x 7'9" (2.57m x 2.36m)

Double glazed window, radiator, fitted wardrobes and desk

External

The front property is on a pedestrianised street. To the rear, detached garage and low maintenance garden.

Material Information

BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further information please visit <https://checker.ofcom.org.uk>

Broadband: Highest available

- Three Bedroom End Terrace House

- Detached Garage

- Council Tax Band B

Speeds: Download: 1000 Mbps

Upload: 100 Mbps

Mobile Indoor: EE - Likely Three - Limited 02 - Limited Vodafone - Limited

Mobile Outdoor: EE - Likely Three - Likely 02 - Lkley Vodafone - Likely

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:

Yearly chance of flooding:

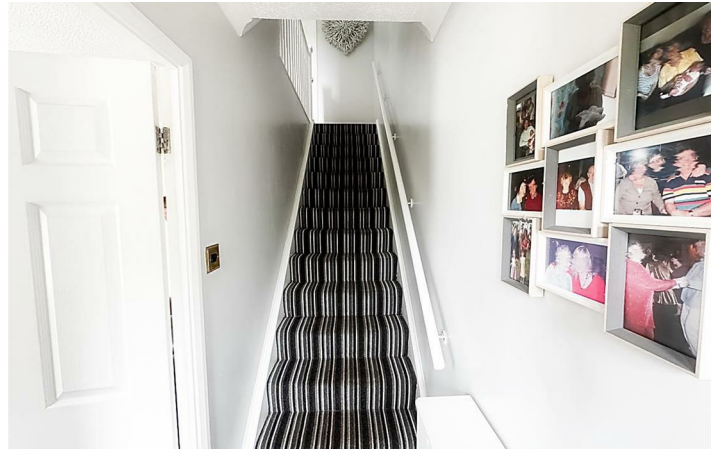
Rivers and the sea: Very low.

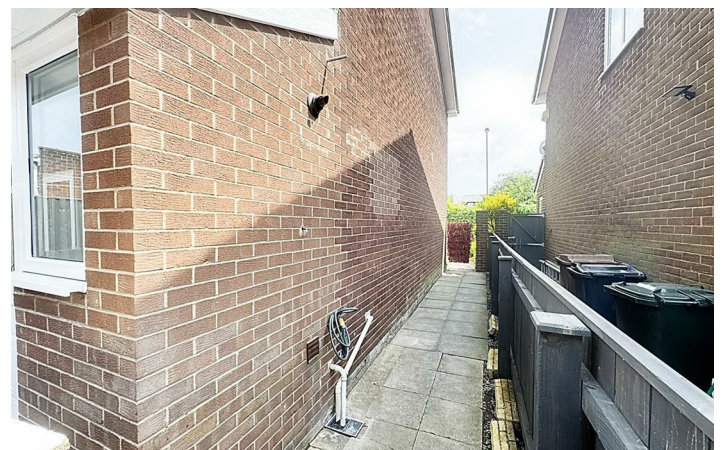
Surface water: High.

CONSTRUCTION:

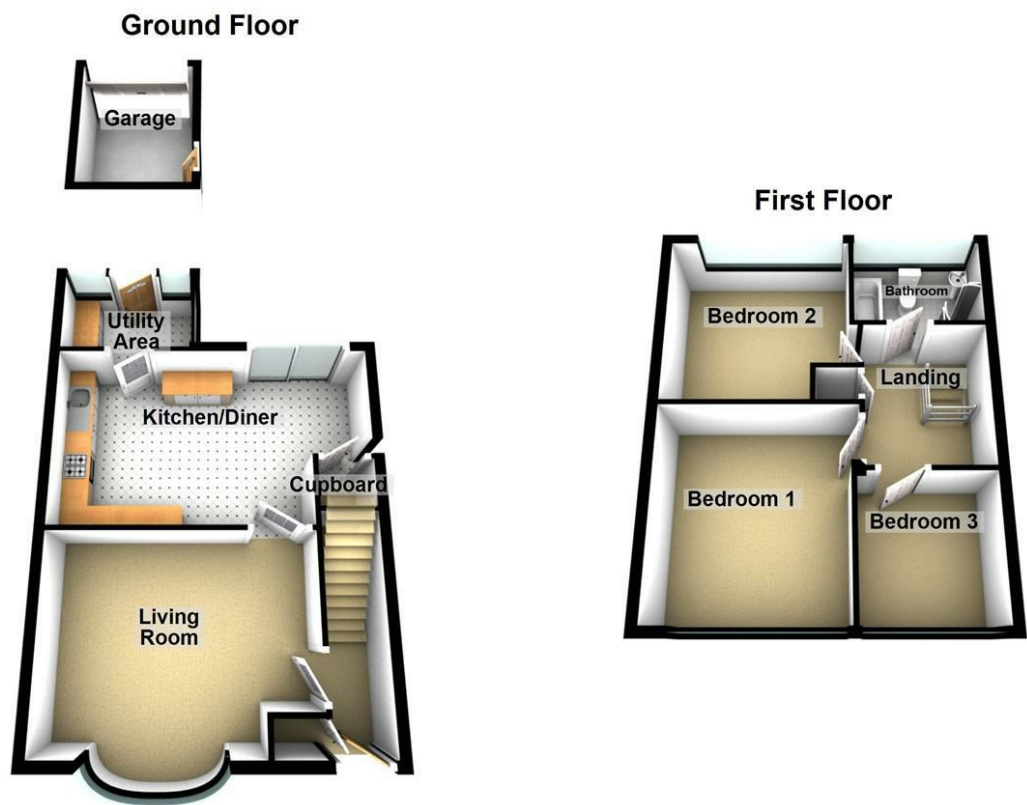
Traditional.

This information must be confirmed via our surveyor.





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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	