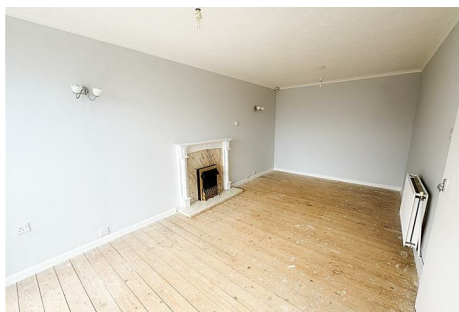
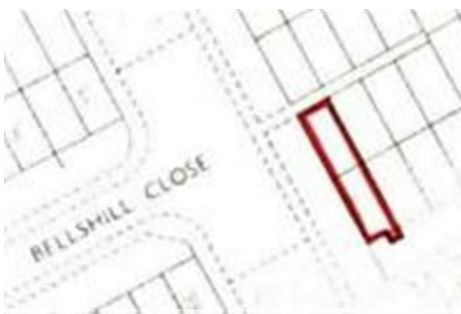




193 Bellshill Close

Battle Hill, Wallsend, NE28 9XH

** FREEHOLD ** THREE BEDROOM END TERRACE HOUSE ** CHAIN FREE ** GREAT FIRST TIME BUY **

** DOWNSTAIRS WC ** LOW MAINTENANCE FRONT AND REAR GARDENS ** OFF STREET PARKING **

** KITCHEN/DINER ** COUNCIL TAX BAND A ** ENERGY RATING B ** GREEN SPACE TO FRONT **

** SOLAR PANELS Airspace above the south facing roof starting on the lease 23.9.2015 and ending on 22.9.2040 **

Offers Over £140,000



- Freehold
- Chain Free
- Council Tax Band A

- Three Bedroom End Terrace House
- Off Street Parking
- Energy Rating B

- Great First Buy
- Downstairs WC
- Solar Panels - Lease Airspace for 25 years from 23.9.2015 and ending on 22.9.2040

Entrance

Double Glazed door opening into hallway....

Hallway

Stairs to first floor, access to lounge and kitchen/dinner, understairs cupboard

Downstairs WC

4'5" x 2'2" (1.37 x 0.68)

Single glazed window, WC and wash hand basin.

Lounge

18'2" x 9'8" (5.56 x 2.97)

Double glazed window, radiator, fireplace with electric fire.

Kitchen/Dinner

15'7" x 10'8" (4.75 x 3.27)

Double glazed window above sink looking into rear garden, double glazed window, radiator and door access from dining area into rear garden. Range of wall and floor units with countertops, part tiled walls, sink. electric hob with extractor hood and built in electric oven. Plumbed for washing machine. Integrated undercounter fridge and freezer.

Stairs to first floor and Landing

Access to bedrooms and bathroom

Bedroom 1

15'4" into robe x 9'5" (4.68 into robe x 2.89)

Double glazed window, radiator, sliding door wardrobes. Situated at rear of property

Bedroom 2

14'1" into robe x 9'6" (4.30 into robe x 2.90)

Double glazed window, radiator and sliding door wardrobes, boiler. Situated at front of property.

Bedroom 3

9'8" x 5'10" (2.97 x 1.78)

Double glazed window, radiator. Situated to rear of property,

Bathroom

8'8" x 5'6" (2.65 x 1.70)

Double glazed window, cupboard, WC, wash hand basin and bath.

External

To to the front there is a low maintenance walled garden. To the rear there is a lawned and gravelled garden, again low maintenance.

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>

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE-Good in-home and outdoor
O2- Variable in-home, good outdoor
Three -Variable in-home, good outdoor

Vodafone - Good in-home and outdoor

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

FLOOD RISK:

Yearly chance of flooding:

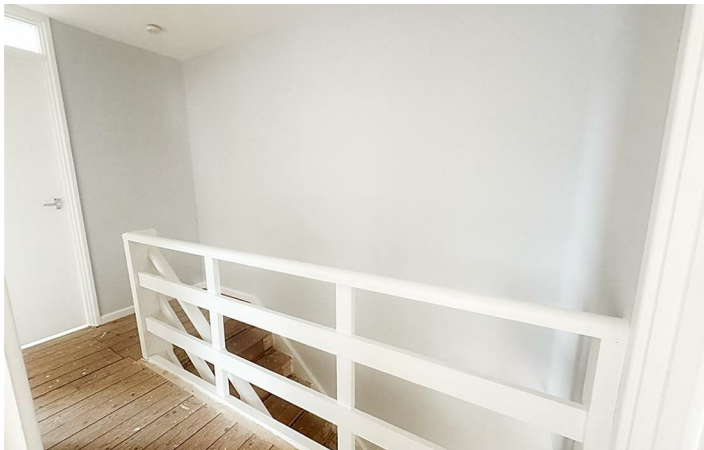
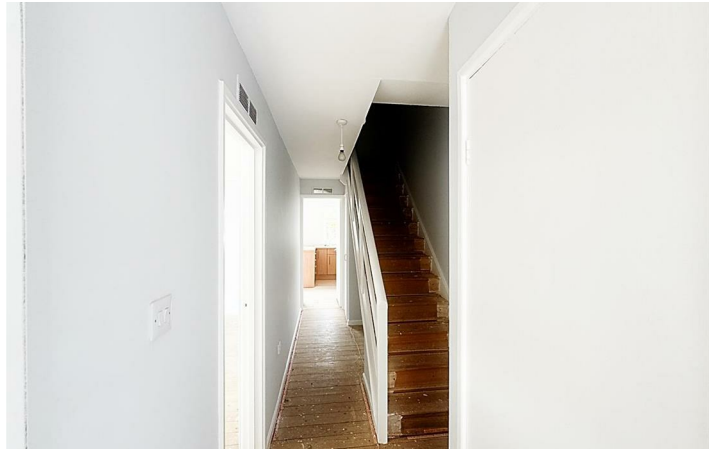
Rivers and the sea: Very low.

Surface water: Very low.

CONSTRUCTION:

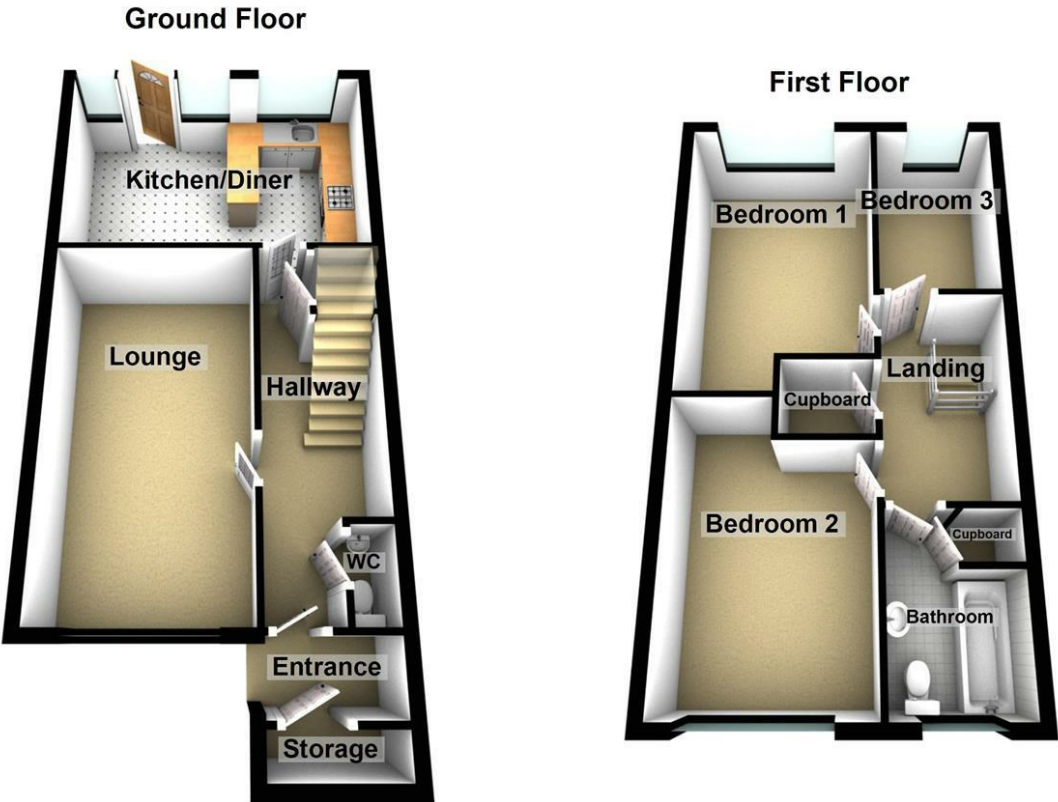
Traditional

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	82	89
(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	