

## 127 Bowness Avenue , Battle Hill, NE28 9SP

\*\* CHAIN FREE \*\* THREE BEDROOM MID TERRACE HOUSE \*\* NOT OVERLOOKED FROM THE REAR \*\*

\*\* ON SITE PARKING ACCESS FOR SMALL CAR \*\* DOWNSTAIRS WC \*\* KITCHEN/DINER \*\*

\*\* GREAT FIRST BUY \*\* CLOSE TO LOCAL AMENITIES, TRANSPORT LINK AND MAJOR ROAD LINKS \*\*

\*\* COUNCIL TAX BAND A \*\* ENERGY RATING D \*\* FREEHOLD \*\*

**Offers Over £145,000**



- Chain Free
- Three Good Sized Bedrooms
- Off Street Parking for Small Car
- Freehold
- Rear Garden Not Overlooked
- Energy Rating D
- Mid Terrace House
- Downstairs WC
- Council Tax Band A

### Entrance

7'5" x 7'4" (2.27 x 2.23)  
UPVc door into entrance lobby.

### Hallway

Radiator, stairs to first floor

### Downstairs WC

5'3" x 3'1" (1.60 x 0.93)  
UPVc double glazed window, and radiator, fitted with WC and wash hand basin, part tiled walls.

### Lounge

17'3" x 9'8" (5.26 x 2.94)  
UPVc double glazed window, radiator, decorative dado rail and coving.

### Kitchen/Diner

10'0" x 16'8" (3.06 x 5.10)  
A very spacious room with a dining area to one side. Two UPVc double glazed windows, door to the rear garden, radiator, and fitted with floor and wall units, counters and sink, gas hob, extractor hood and electric oven.

### Stairs to First Floor

Landing with a very spacious cupboard (1.25 x 1.78), leading to...

### Landing

Storage cupboard, access to bedrooms and bathroom

### Bedroom 1

12'2" max x 10'2" (3.71 max x 3.10)  
UPVc double glazed window, and radiator.

### Bedroom 2

12'2" + recess x 10'2" (3.71 + recess x 3.10)  
UPVc double glazed window, and radiator. Laminate flooring.

### Bedroom 3

8'10" x 7'8" (2.68 x 2.34)  
UPVc double glazed window, and radiator. Laminate flooring.

### Bathroom

8'0" x 6'1" (2.43 x 1.86)  
UPVc double glazed window, tiled walls and tiled flooring. Refitted with a four piece suite including a separate shower cubicle.

### External

To the rear, there is a low maintenance fenced garden with decking, not overlooked from the rear. To the front, there is a gated driveway, suitable for a smaller vehicle.

### 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 outdoor and in-home  
O2 Good outdoor and in-home  
Three Good outdoor and in-home  
Vodafone Good outdoor and in-home

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

### FLOOD RISK:

Yearly chance of flooding:  
Surface water: Medium.  
Rivers and the sea: Very low.

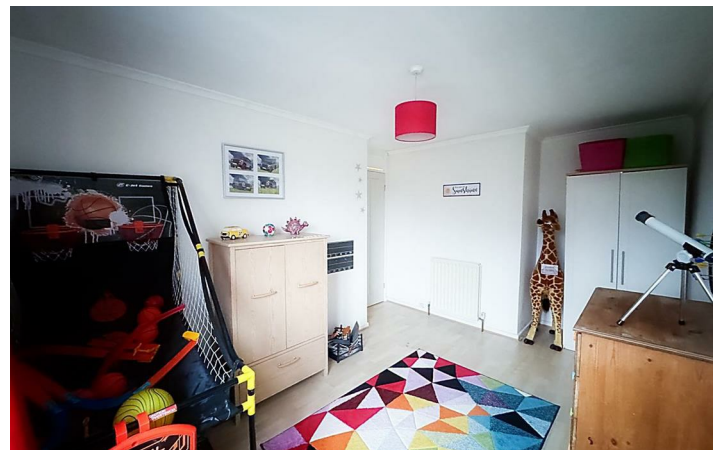
### CONSTRUCTION:

Traditional .  
This information must be confirmed via your surveyor and legal representative.

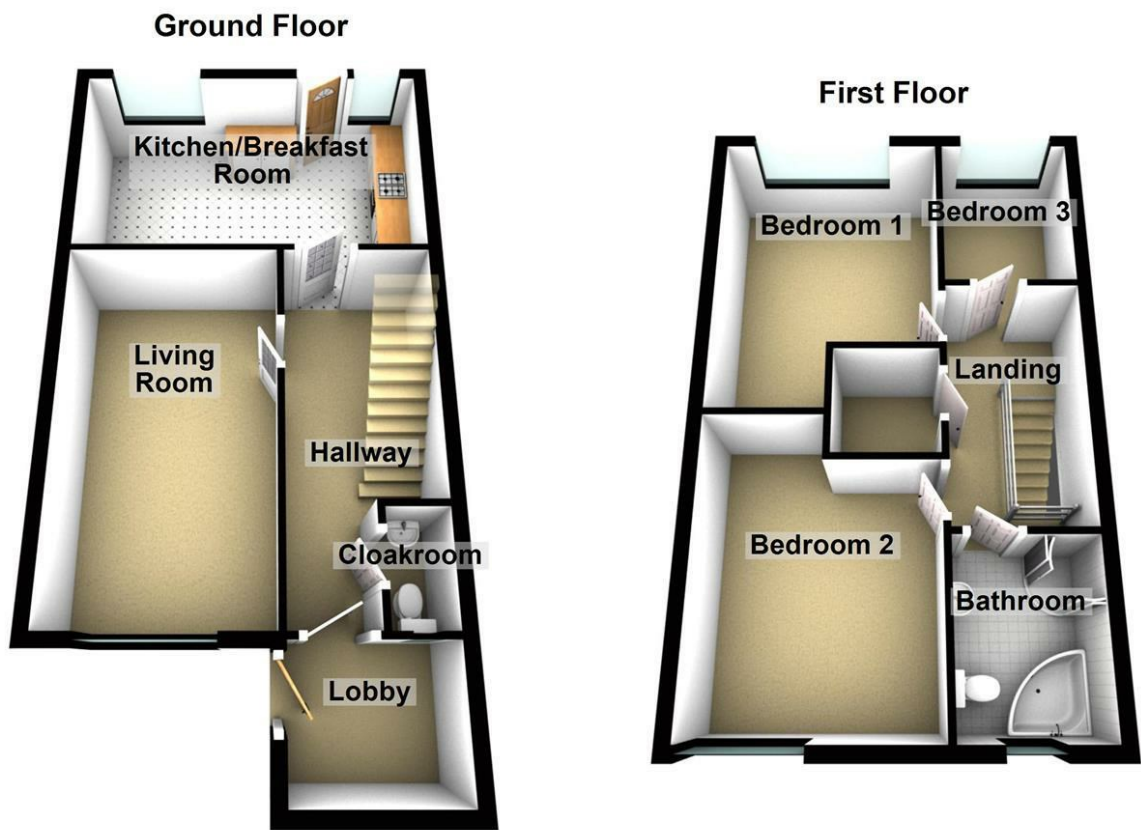








Floor Plan



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) <b>A</b>	<b>62</b>	<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC