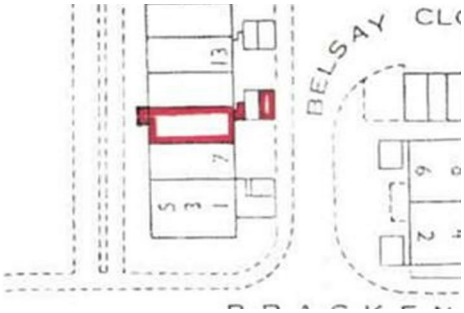
next2buy property retailers make the next step easy









9 Belsay Close

Battle Hill, Wallsend, NE28 9BQ

• • GUIDE PRICE £135,000 - £145,000 • •

• THREE BEDROOM MID TERRACE HOUSE SITUATED OVER THREE FLOORS • GREAT FIRST TIME BUY •

• GARAGE TO REAR • MODERN KITCHEN & BATHROOM • DOWNSTAIRS WC • CHAIN FREE •

• ROAD LINKS TO THE A19 & A1058 COAST ROAD • NEARBY SCHOOLS & SHOPPING FACILITIES •

• COUNCIL TAX BAND A • FREEHOLD • ENERGY RATING C •

Price Guide £135,000

3 1 1 C

- Guide Price £135,000 - £145,000
- Three Bedroom Mid Terrace Townhouse
- Downstairs WC
- Good Size Kitchen
- Excellent Road Links
- Ideal First Time Buy - Chain Free
- Freehold
- Council Tax Band A
- Energy Rating C

Hallway

Double glazed entrance door, stairs to the first floor landing, internal door leading into the garage, radiator.

WC

1.40 x 1.27

WC, wash hand basin, part tiled walls, tiling to floor.

Bedroom 3

3.89 x 2.95

Double glazed window, fitted sliding door wardrobe, radiator.

First Floor Landing

Storage cupboard, stairs to second floor landing.

Lounge

4.27 x 3.96

Double glazed window, radiator.

Kitchen

2.87 x 3.76

Fitted with a range of wall and base units with work surface's over and sink unit, integrated oven and hob, laminate flooring, radiator.

Bedroom 1

3.96 x 3.20

Double glazed window, radiator.

Bedroom 2

2.77 x 3.38

Double glazed window, radiator.

Bathroom

1.40 x 2.92

Comprising; bath with shower over, WC and wash hand basin with built-under storage, tiling to walls and floor, ladder style radiator.

Garage

5.36 x 3.99

Up and over door and double glazed door leading to the rear.

External

Externally there is a small grassed area to the front and a paved area to the rear.

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
EE-Good outdoor and in-home
O2-Good outdoor
Three-UK-Good outdoor, variable in-home
Vodafone-Good outdoor, variable in-home

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

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

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























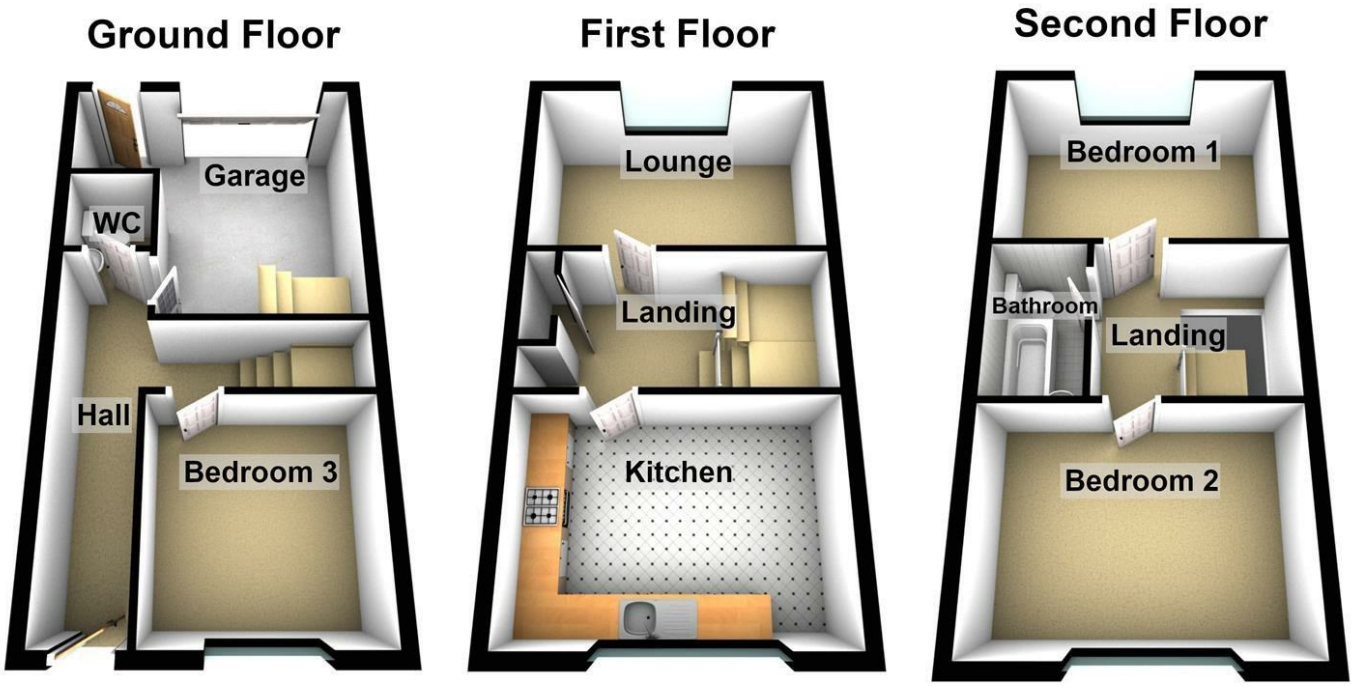




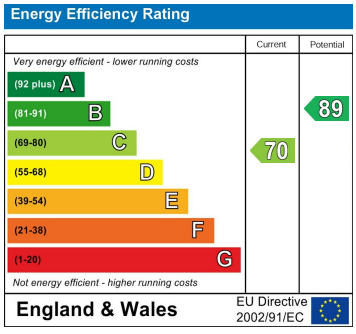




Floor Plan



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.



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