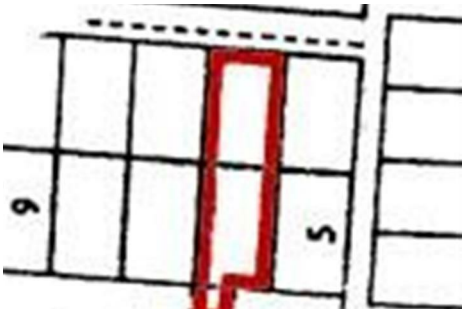
next2buy property retailers make the next step easy



6 Bellingham Close

Battle Hill, Wallsend, NE28 9DS

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.

WELL PRESENTED AND GREAT FIRST PURCHASE • DOWNSTAIRS WC • AMPLE PARKING CLOSE BY

THREE GOOD SIZE BEDROOMS • KITCHEN/DINER • CONSERVATORY • FREEHOLD •

CLOSE TO SCHOOLS, LOCAL AMENITIES , TRANSPORT LINKS AND MAJOR ROAD LINKS

COUNCIL TAX BAND A • ENERGY RATING B

Offers Over £165,000

3 1 2 B

- Great First Buy
- Three bedrooms
- Conservatory
- Downstairs WC
- Close to Local Amenties, Transport Links and Schools
- Ample Parking Available
- Council Tax Band A
- Energy Rating B
- Freehold

Entrance Porch
7'0" x 6'11" (2.14 x 2.12)
Triple glazed window to front. UPVC door, laminate flooring.

Hallway
Stairs to first floor, access to WC, Lounge and Kitche/Diner. Two understairs cupboards. laminate flooring and radiator.

Downstairs WC
8'5" x 2'11" (2.58 x 0.91)
Tiled walls, WC and wash hand basin.

Lounge
17'0" x 9'8" (5.20 x 2.95)
Triple glazed window, radiator and partquet style flooring.

Kitchen/Diner
16'8". x 9'11" (5.10. x 3.04)
Double glazed window, double glazed patio door into conservatory, fitted with range of base and wall units, integrated fridge, freezer and washing machine. Sink, built in oven and induction hob with overhead extractor fan. Two additonal storage cupboards.

Conservatory
7'10" x 6'2" (2.40 x 1.89)
Double glazed with door into rear garden.

Stairs to First Floor Landing
Access to bedrooms, bathrom and lloft which is part boarded with ladder and light.

Bedroom 1
14'4" x 10'2" max (4.39 x 3.12 max)
Triple glazed window, radiator and built in wardrobes

Bedroom 2
13'1" x 10'2" (4.00 x 3.11)
Triple glazed windows, radiator

Bedroom 3
8'8" x 7'8" (2.66 x 2.34)
Triple glazed window, radiator. Currently used as dressing room.

Bathroom
8'4" x 5'11" (2.55 x 1.82)
Comprising;- Shower cubicle. bath, WC, wash hand basin set in vanity unit, tiled walls, radiator.

External
To the front of the property there is a walled garden with lawn and boarders and also ample parking available. To teh rear of the rear of the propert there is a lovely garden with patio area, raised flower beds, lawn and shed.
The Property is Freehold however the front garden is leasehold with no ground rent payable

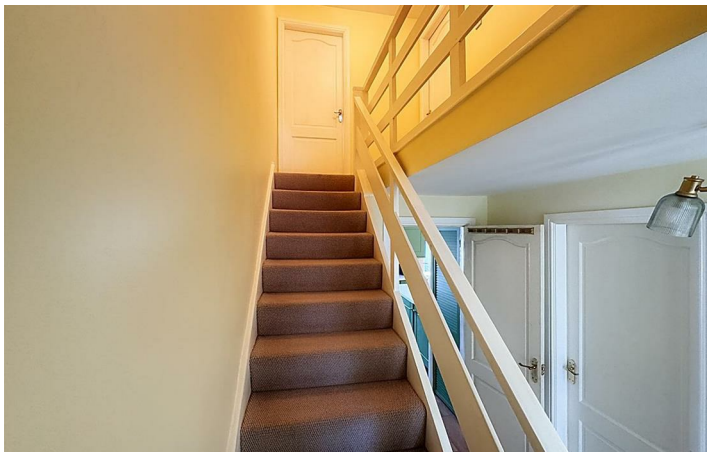
Material Information

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.

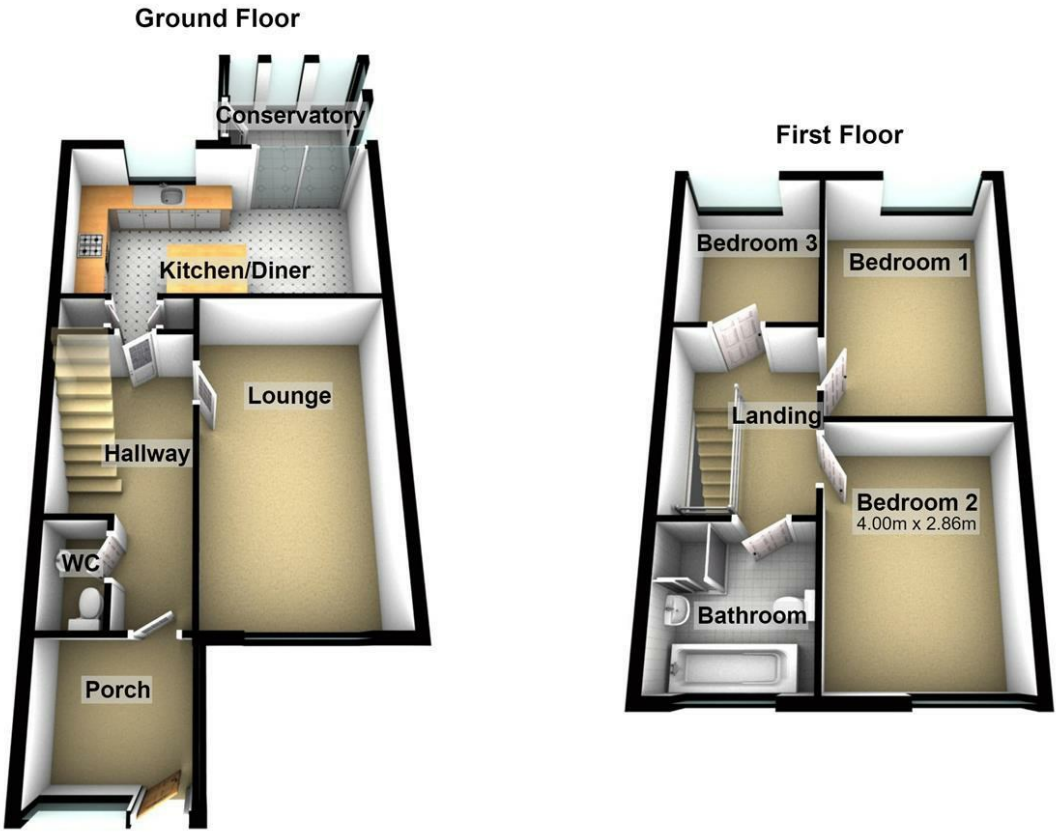
EE- Good outdoor and in-home
O2- Good outdoor
Three- Good outdoor, variable in-home
Vodafone - Good outdoor
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

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

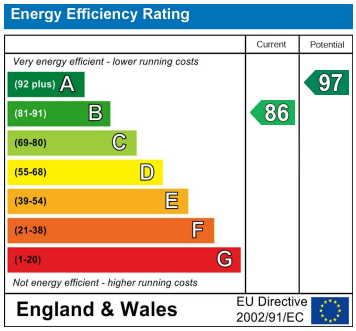
CONSTRUCTION:
Traditional
This information must be confirmed via your surveyor and legal representative.



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.



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