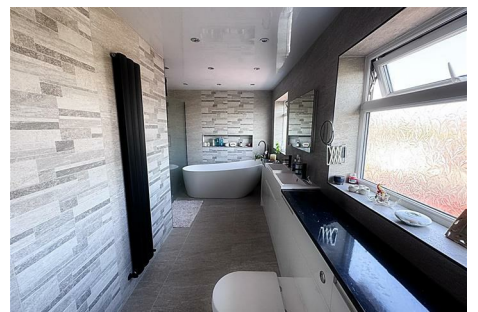
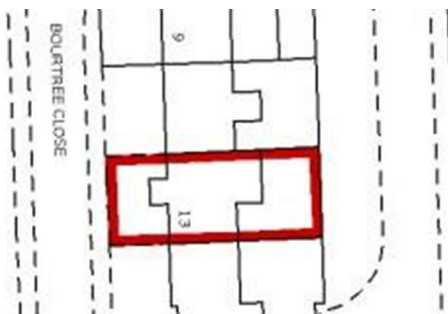




13 Bourtree Close

Battle Hill, Wallsend, NE28 9AA

GREAT FAMILY HOME • APPROXIMATELY TEN MINUTE WALK TO RISING SUN COUNTRY PARK

EXTENDED THREE BEDROOM SEMI DETACHED • CUL-DE-SAC LOCATION **

DOUBLE DRIVEWAY • GARAGE • OPEN PLAN LOUNGE/DINING ROOM • FREEHOLD

CLOSE TO LOCAL AMENITIES, SCHOOLS & EXCELLENT ROAD LINKS • COUNCIL TAX BAND C •

ENERGY RATING C

Offers Over £270,000



- Freehold
- Approximately Ten Minute Walk to Rising Sun Country Park
- Double Driveway
- Lovely Family Home
- Close to Local Amenities, Schools and Major Road Links
- Council Tax Band C
- Cul-De-Sac Location
- Extended Semi Detached House
- Energy Rating C

Entrance Porch

7'2" x 4'5" (2.20 x 1.37)

Composite entrance door, double glazed and composite door into hallway.

Hallway

10'2" x 6'5" max (3.11 x 1.97 max)

Storage cupboard, radiator, wood flooring, stairs to first floor and access to lounge/diner

Lounge/Diner

20'5" max x 13'2" max (6.24 max x 4.03 max)

Double glazed window to front and rear, wood flooring, log burner and radiators. Access to kitchen.

Kitchen

16'1" x 12'3" max (4.92 x 3.74 max)

Double glazed window and door giving access to rear garden, access to utility area and downstairs WC. Fitted with range of base and wall units with complimentary worksurfaces, sink, integrated oven & hob with overhead extractor hood, radiator, tiled floor, part tiled walls, breakfast bar, plumbed for washing machine and two radiators.

Utility Area

6'10" x 5'5" (2.10 x 1.66)

Fitted with worksurfaces, plumbed for washing machine and dishwasher, boiler and access to garage.

Downstairs WC

3'8" x 2'11" (1.12 x 0.90)

Double glazed window, WC and wash hand basin.

Stairs to First Floor

Leading to..

Landing

Access to bathroom and bedrooms.

Bedroom 1

16'2" max x 11'1" into robe (4.93 max x 3.39 into robe)

Two Double glazed windows, two radiators, sliding door wardrobes. Front Elevation

Bedroom 2

12'6" x 11'7" into robe (3.82 x 3.55 into robe)

Double glazed window, radiator, sliding door wardrobes. Front elevation.

Bedroom 3

11'4" x 8'8" (3.47 x 2.66)

Double glazed window, radiator, laminate flooring and fitted wardrobes. Rear elevation.

Bathroom

15'10" x 9'6" max (4.84 x 2.91 max)

Two double glazed windows, verticle radiator, fully tiled walls and floor, double sink set in large vanity unit, freestanding bath, walk in shower and WC.

External

To the front of the property there is a double driveway for off street parking and garage with electric shutter. The rear is laid mainly to lawn with fenced perminiter and gate to 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>
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 and 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.

Rising Sun Country Park

Rising Sun Country Park in North Tyneside, it's a popular 162-hectare (400-acre) park in Benton, just north of Newcastle upon Tyne. It's built on the site of the former Rising Sun Colliery and is now a mix of woodland, grassland, ponds, and wetlands with plenty of wildlife.

A few highlights include:

The Rising Sun Countryside Centre – the main visitor hub with a café, toilets, exhibitions, and free parking.

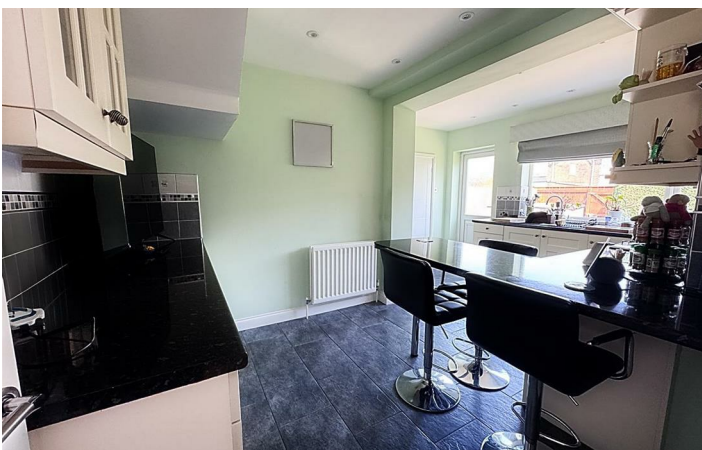
Swallow Pond Local Nature Reserve – a great spot for birdwatching, with bird hides overlooking the water.

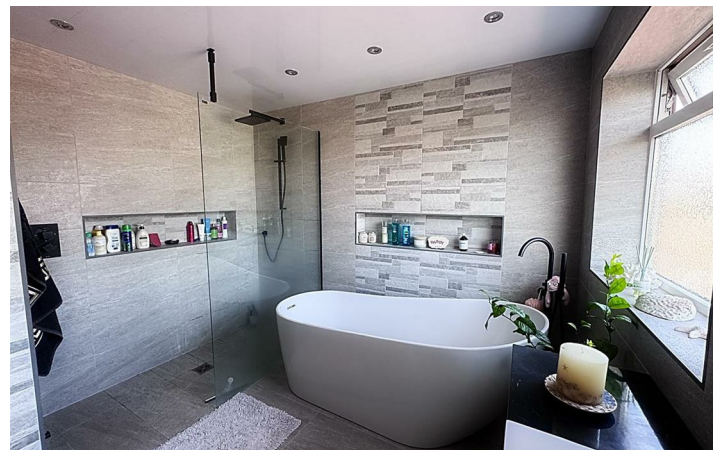
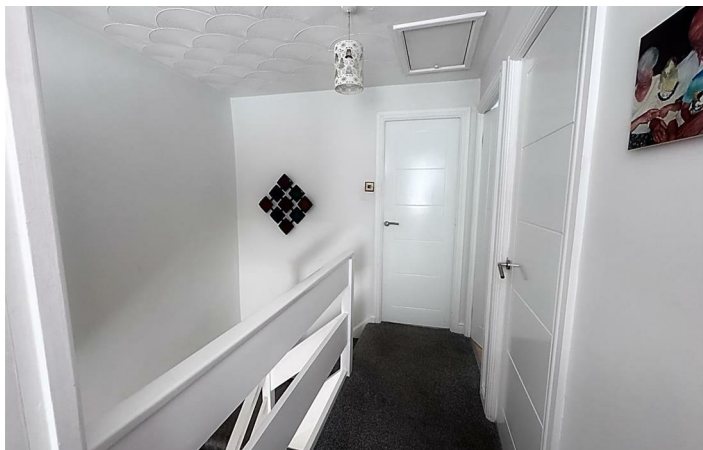
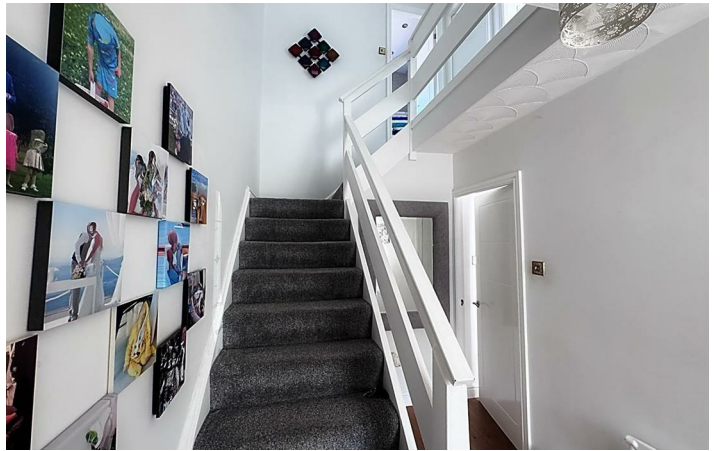
Walking and cycling trails – an extensive network of mostly level paths, with some accessible routes.

Rising Sun Farm – a working farm with sheep, pigs, poultry, and educational activities.

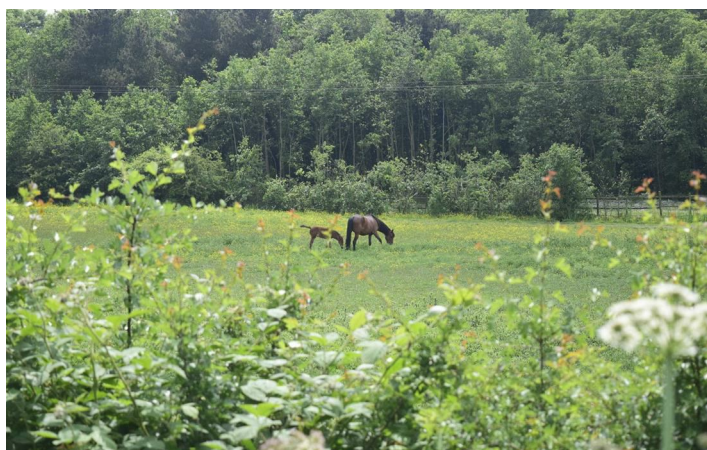
Children's play area and picnic spaces, making it a good family destination.

The park is free to enter and is open year-round, while the Countryside Centre is typically open daily from 9:00 am to 4:30 pm.

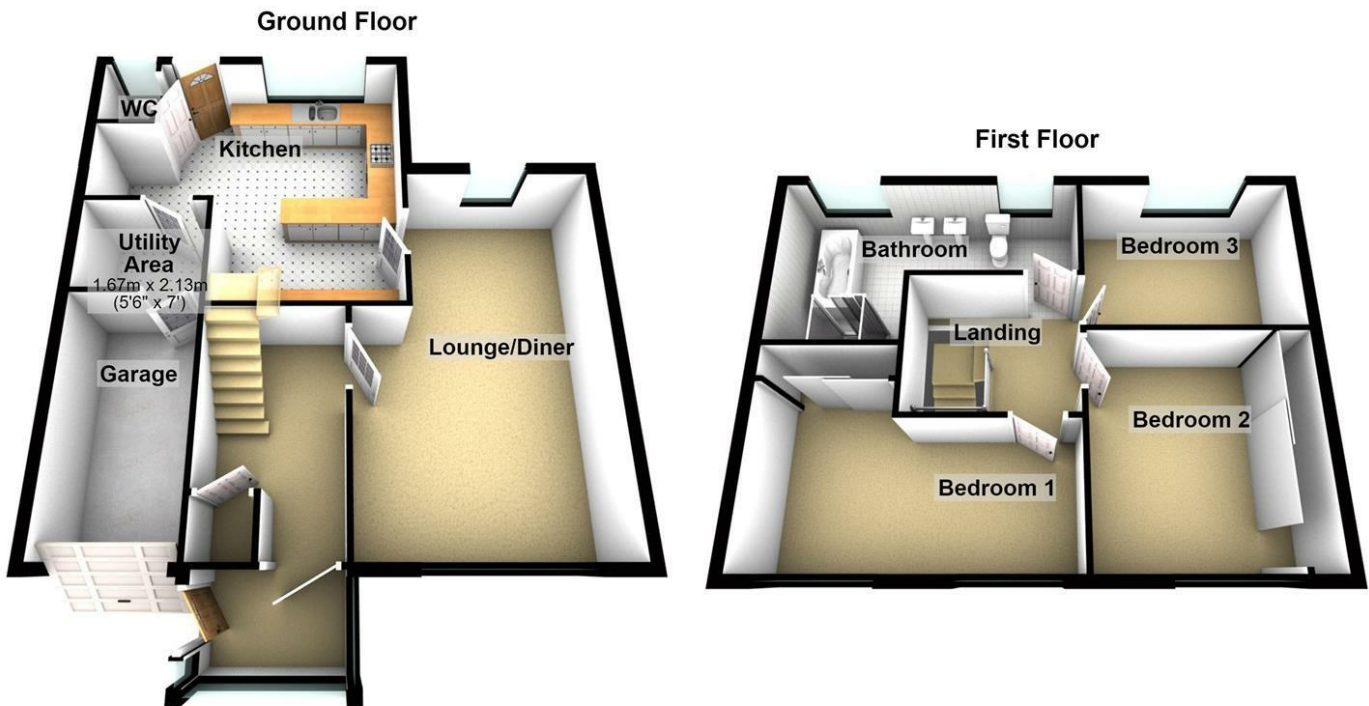








Floor Plan



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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	76
England & Wales	EU Directive 2002/91/EC	