



37 Broomfield Avenue Battle Hill, Wallsend, NE28 9AE

** Due to the significant interest in this property, the owner is no longer conducting viewings. If you wish to be placed on the reserve list or would like to register for similar properties, please contact us. **

• GUIDE PRICE £200,000 - £210,000 •

• TWO BEDROOM SEMI DETACHED BUNGALOW • VERY WELL PRESENTED & READY TO MOVE INTO •

• CHAIN FREE • MODERN REFITTED KITCHEN • LOVELY PRIVATE WEST FACING GARDEN TO REAR •

• AMPLE SPACE FOR OFF STREET PARKING TO FRONT • GARAGE WITH ELECTRONIC ROLLER DOOR •

• SHOWER ROOM • POPULAR LOCATION • FREEHOLD • COUNCIL TAX BAND B • ENERGY RATING C •

Price Guide £200,000



- Two Bedrooms
- Spacious Lounge
- Council Tax Band B
- Parking For Two Cars
- West Facing Rear Garden
- Freehold
- Garage & Utility Area
- Chain Free
- Energy Rating C

Hallway

Double glazed entrance door, laminate flooring, storage cupboard, radiator.

Lounge

17'6" x 11'10" (5.34 x 3.62)

Double glazed sliding doors leading out to the rear garden, fire place with electric fire, laminate flooring, radiator.

Kitchen

11'10" x 9'1" (3.62 x 2.78)

Fitted with a modern range of units with work surfaces over and sink unit, integrated oven and hob with extractor hood over, integrated fridge/freezer, double glazed window, radiator and door leading into the garage.

Bedroom 1

11'9" x 11'10" into robe (3.60 x 3.63 into robe)

Double glazed window, fitted wardrobes, radiator.

Bedroom 2

9'4" x 8'7" min (2.86 x 2.63 min)

Double glazed window, built-in sliding door wardrobe, radiator.

Shower Room

7'1" x 5'5" (2.16 x 1.66)

Comprising; shower cubicle, WC and wash hand basin with built-under storage, double glazed window, tiling to walls, and ladder style radiator.

Garage

15'6" x 7'8" (4.74 x 2.34)

Electronic roller door, access to the utility area and door leading out to the rear garden.

Utility

9'3" x 5'4" (2.84 x 1.64)

Double glazed window, wall and base units with work surfaces over and Belfast style sink

External

Externally there is a garden to the front together with a lengthy driveway providing parking for two vehicles as well as access to the garage. There is a lovely garden to the rear which is west facing and is not overlooked, the garden has artificial grass, planted beds and a paved patio.

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-Variable 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: Low.

Rivers and the sea: Very low.

CONSTRUCTION:

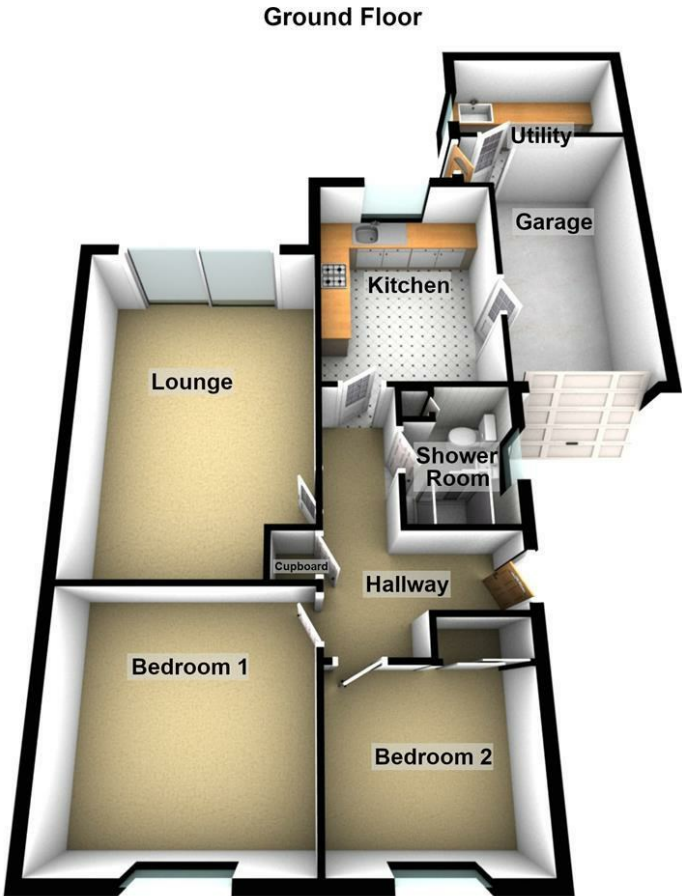
Traditional

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(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