



## 6 Bellingham Close Battle Hill, Wallsend, NE28 9DS

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



- Great First Buy
- Downstairs WC

- Council Tax Band A

#### 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 Kitchen/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 additional storage cupboards.

#### Conservatory

7'10" x 6'2" (2.40 x 1.89)

Double glazed with door into rear garden.

- Three bedrooms
- Close to Local Amenities, Transport Links and Schools

- Energy Rating B

#### Stairs to First Floor Landing

Access to bedrooms, bathroom and loft 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 borders and also ample parking available. To the rear of the property 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

- Conservatory
- Ample Parking Available

- Freehold

#### 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.

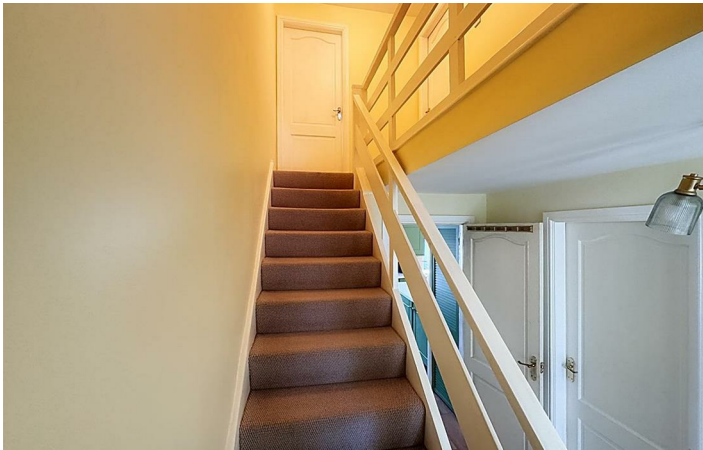
Rivers and the sea: Very low.

#### CONSTRUCTION:

Traditional

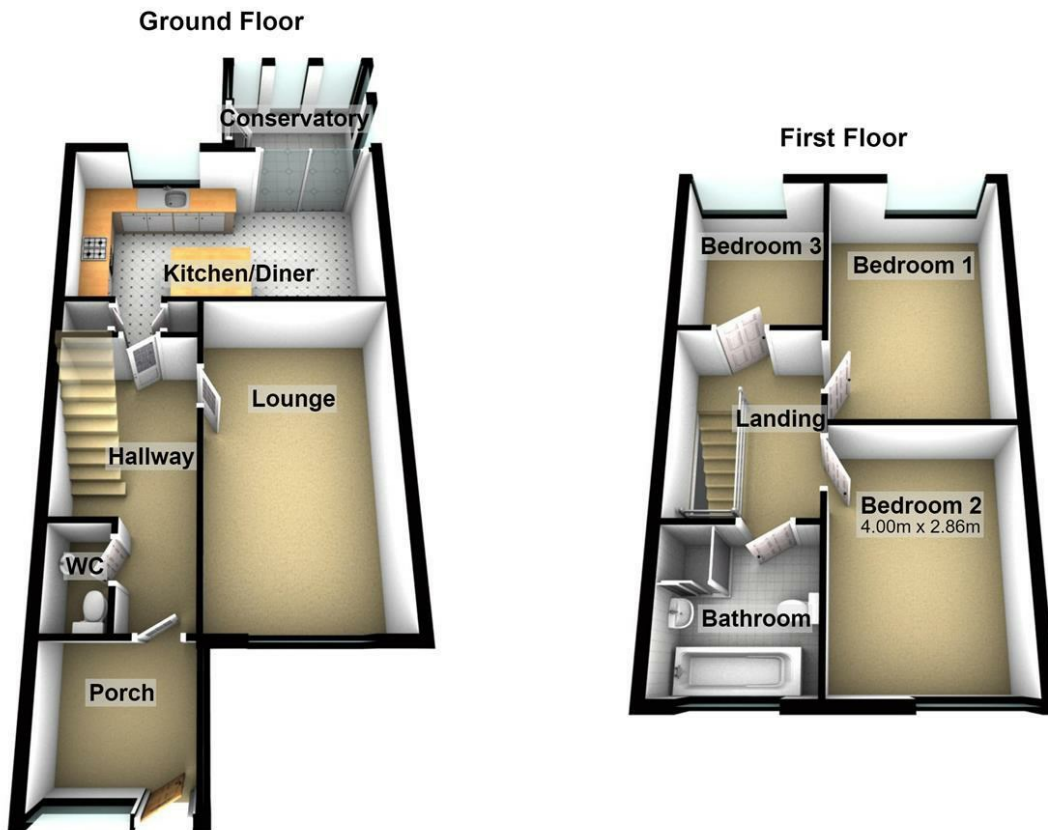
This information must be confirmed via your surveyor and legal representative.







# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		86	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	