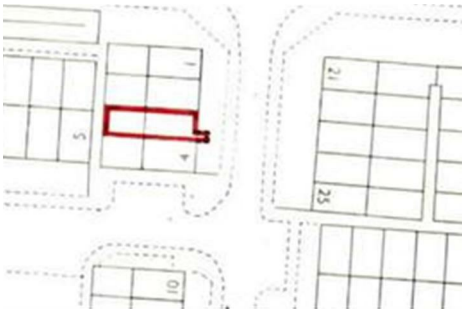
next2buy property retailers make the next step easy









3 Bellingham Close

Battle Hill, Wallsend, NE28 9DS

• GUIDE PRICE £145,000 - £150,000 •

• THREE BEDROOM MID TERRACE HOUSE • A GREAT FIRST TIME BUY • DOWNSTAIRS WC •

• AMPLE PARKING NEARBY • KITCHEN/DINER • SPACIOUS ENTRANCE • NEARBY BUS SERVICES •

• ROAD LINKS TO THE A1058 COST ROAD • WESTERLY ASPECT REAR GARDEN • CHAIN FREE •

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

Price Guide £145,000

3 1 1 C

- Guide Price £145,000 - £150,000
- Downstairs WC
- Freehold
- Three Bedroom Mid Terrace House
- Modern Kitchen Diner
- Council Tax Band A
- Chain Free
- Westerly Aspect Rear Garden
- Energy Rating C

Entrance

Double glazed entrance door with window to the side, tiling to floor and double glazed door leading into the hallway.

Hallway

Stairs to the first floor landing with storage cupboard under, wood style flooring, radiator.

WC

5'2" x 3'2" (1.60 x 0.98)
WC and wash hand basin, tiling to floor, radiator.

Lounge

17'0" x 9'7" (5.20 x 2.93)
Double glazed window, radiator.

Kitchen/Diner

16'4" x 9'11" (4.98 x 3.04)
Fitted with wall and base units with work surfaces over and sink unit, double glazed window, wood style flooring, radiator and double glazed external door leading to the rear garden.

Landing

Storage cupboard.

Bedroom 1

14'2" max x 8'8" (4.33 max x 2.65)
Double glazed window, laminate flooring, radiator.

Bedroom 2

13'1" max x 10'1" (3.99 max x 3.08)
Double glazed window, laminate flooring, radiator.

Bedroom 3

8'9" x 7'8" (2.67 x 2.34)
Double glazed window, laminate flooring, radiator.

Bathroom

7'11" x 6'3" (2.42 x 1.92)
Comprising; bath, shower cubicle, WC and wash hand basin, part tiled walls, tiling to floor, double glazed window and radiator.

External

Externally there is a westerly aspect garden to the rear which is mostly laid to lawn together with a fenced perimeter.

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

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.















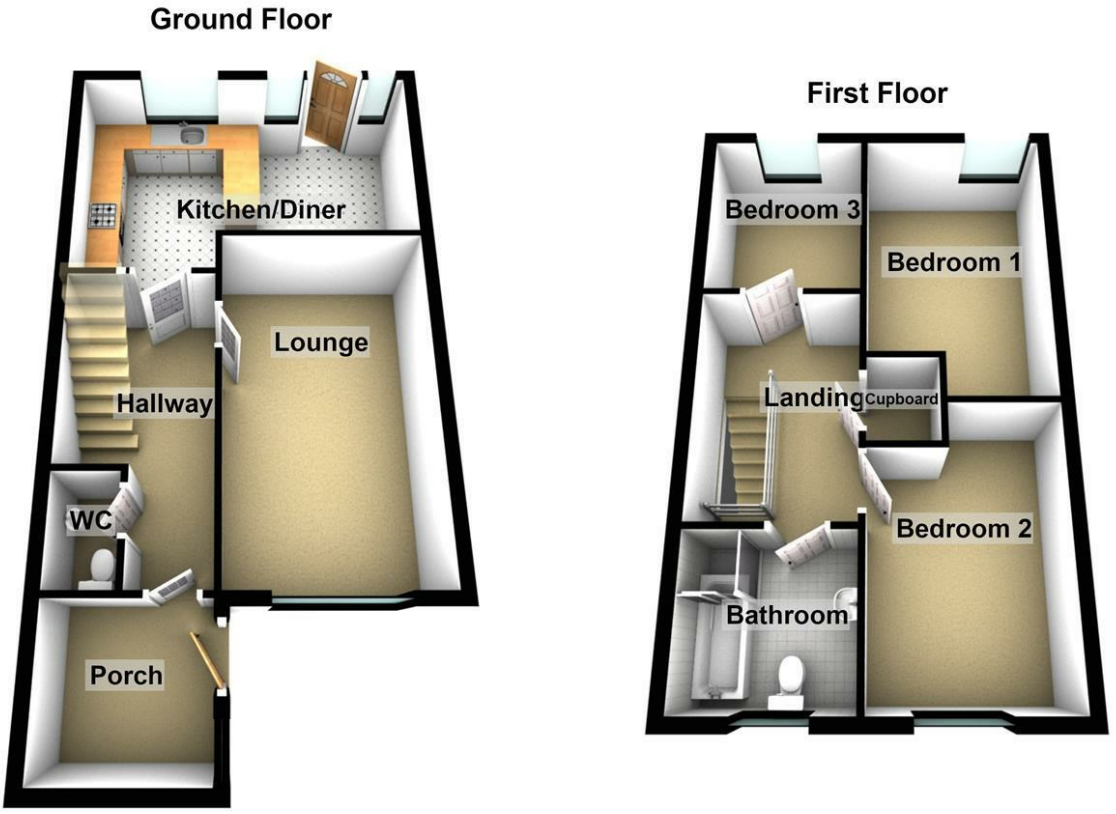




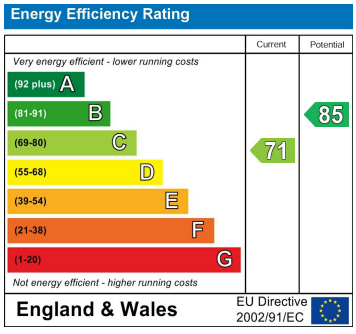




Floor Plan



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.



136 - 138 Station Road, Wallsend, Tyne & Wear, NE28 8QT
Tel: 0191 295 3322 Email: info@next2buy.com https://www.next2buy.com