



## 71 Bowness Avenue Battle Hill, Wallsend, NE28 9SN

- \*\* THREE BEDROOM END OF TERRACE HOUSE \*\* BEAUTIFULLY PRESENTED THROUGHOUT \*\*
- \*\* MODERN KITCHEN/ DINER \*\* DOWNSTAIRS WC \*\* LOVELY SOUTH FACING REAR GARDEN \*\*
- \*\* NEARBY SHOPPING FACILITIES, SCHOOLS & ROAD LINKS TO THE A19 & A1058 COAST ROAD \*\*
- \*\* AN IDEAL FIRST TIME BUY THAT IS READY TO MOVE INTO \*\* COUNCIL TAX BAND A \*\*
- \*\* FREEHOLD \*\* ENERGY RATING D \*\*

Price £160,000



- Three Bedroom End Terrace House
- Downstairs WC
- Beautifully Presented Throughout
- Lovely South Facing Rear Garden
- Fantastic First Time Buy
- Road Links To The A1058 Coast Road

**Freehold Porch**

Double glazed composite entrance door, double glazed window, door leading into the hallway.

**Hallway**

Storage cupboard, stairs to the first floor landing, radiator, tile effect flooring.

**WC**

5'2" x 2'11" (1.59 x 0.91) WC, wash hand basin with built-under storage, tile effect flooring.

**Kitchen/Diner**

17'1" max x 9'7" ma (5.22 max x 2.94 ma) Fitted with a modern range of wall and base units with contrasting work surfaces over and sink unit, integrated oven and hob with extractor hood over, tile effect flooring, storage cupboard and double glazed window.

**Lounge**

16'8" x 10'1" (5.09 x 3.08) Double glazed window. laminate flooring, radiator and double glazed French doors leading out to the rear garden.

**Landing**

Walk-in storage cupboard, access to bedrooms and bathroom.

**Council Tax band a Bedroom 1**

11'1" x 10'2" (3.39 x 3.10) Double glazed window, built-in wardrobe, laminate flooring, radiator.

**Bedroom 2**

14'4" into alcove x 8'8" (4.37 into alcove x 2.65) Double glazed window, laminate flooring, radiator.

**Bedroom 3**

8'8" x 7'7" (2.66 x 2.33) Double glazed window, laminate flooring, radiator.

**Bathroom**

7'11" x 6'0" (2.42 x 1.84) Comprising; bath with shower over, WC and wash hand basin with built-under storage. Double glazed window, panelling to walls, tile effect flooring.

**External**

Externally there is a lovely south facing garden to the rear that has lawn and decking.

**Material Information**

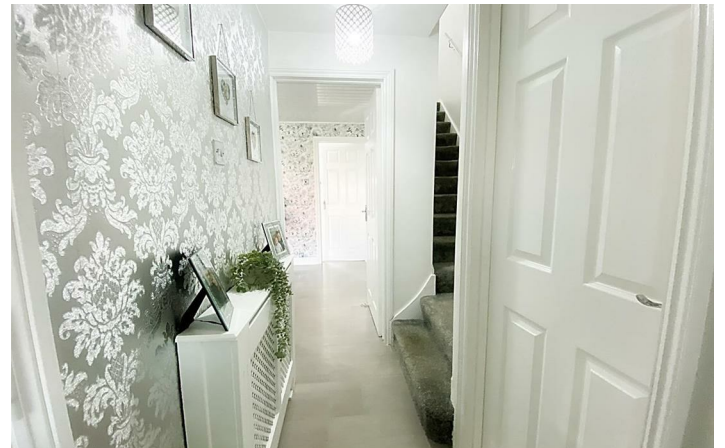
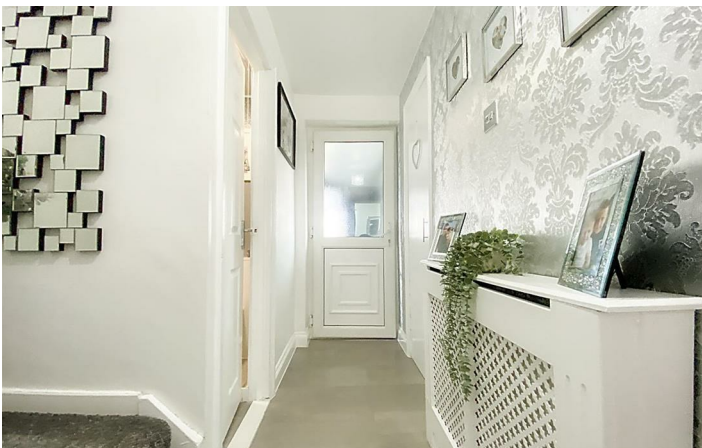
**BROADBAND AND MOBILE:** At the time of marketing we believe this information is correct, for further information please visit <https://checker.ofcom.org.uk>

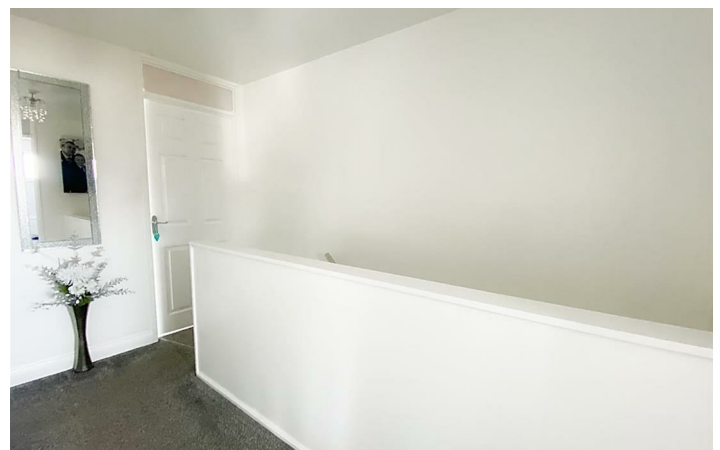
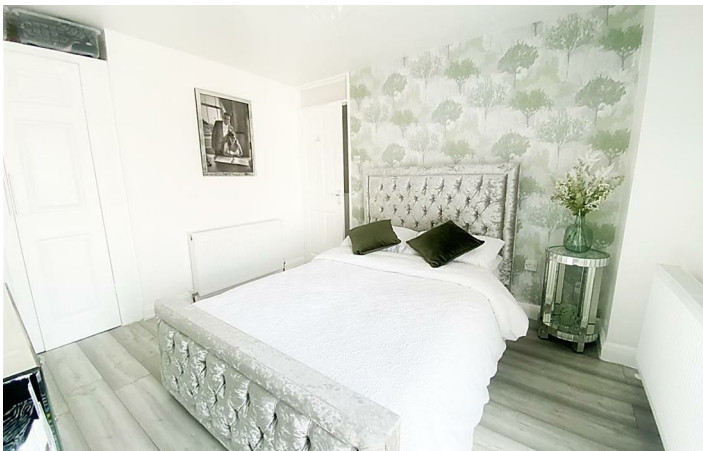
**Energy Rating D**  
 EE-Good outdoor and in-home  
 O2-Good outdoor and in-home  
 Three-UK-Good outdoor and in-home  
 Vodafone-Good outdoor and in-home

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.

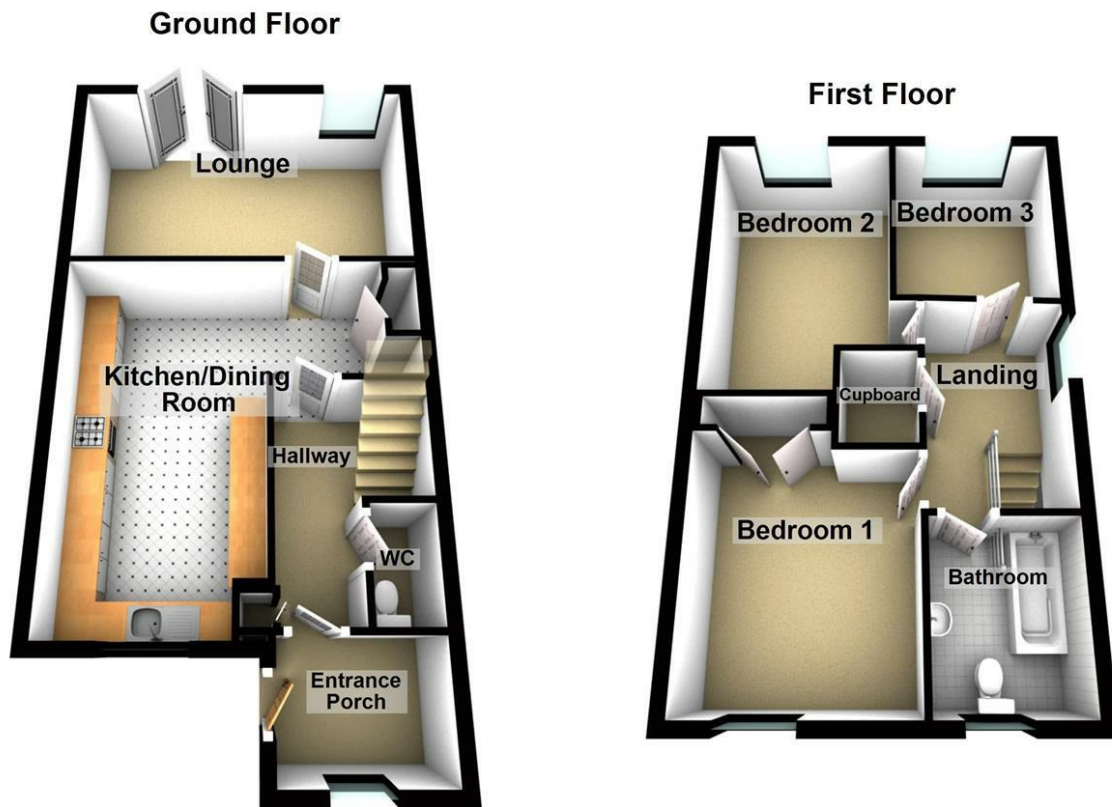
**CONSTRUCTION:**  
 Traditional  
 This information must be confirmed via your surveyor and legal representative.







## 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			82
(81-91) B			
(69-80) C			
(55-68) D		66	
(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	