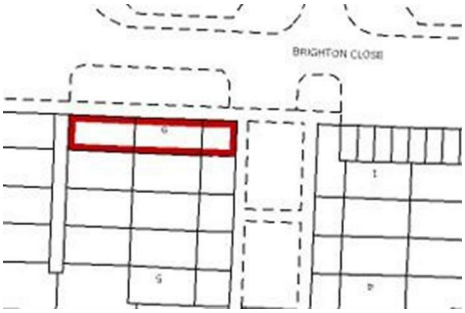
next2buy property retailers make the next step easy



9 Brighton Close

Battle HIll, Wallsend, NE28 9SD

This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us.

• THREE BEDROOM END TERRACE HOUSE • CHAIN FREE • WESTERLY ASPECT GARDEN TO REAR •

• DOWNSTAIRS WC • KITCHEN/DINER • ROAD LINKS TO THE A1058 COAST ROAD AND A19 •

• SILVERLINK RETAIL PARK 0.5 MILE • SOME UPDATING REQUIRED • IDEAL INVESTMENT •

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

Price £125,000

3 1 1 C

- Three Bedroom End Terrace House
- Downstairs WC
- Council Tax Band A
- Kitchen/Dining Room
- Excellent Road Links
- Freehold
- Westerly Aspect Garden To Rear
- Chain Free
- Energy Rating C

Hallway

Double glazed entrance door, stairs to the first floor landing.

WC

5'2" x 3'0" (1.60 x 0.93)
Double glazed window, WC and wash hand basin.

Kitchen Area

9'7" x 9'1" (2.94 x 2.79)
Fitted with wall and base units with work surfaces over and sink unit, integrated oven and hob with extractor hood over, double glazed window. Open plan to dining area.

Dining Area

13'6" x 8'1" (4.14 x 2.47)

Lounge

16'9" x 10'0" (5.11 x 3.05)
Double glazed window, radiator and double glazed door leading to the rear garden.

Landing

Double glazed window, cupboard.

Bedroom 1

12'2" to robe x 8'8" (3.40 x 3.21)
Double glazed window, built-in wardrobe, radiator.

Bedroom 2

11'1" x 10'6" (3.71 to robe x 2.65)
Double glazed window, built-in wardrobe, radiator.

Bedroom 3

8'7" x 7'8" (2.63 x 2.34)
Double glazed window, radiator.

Bathroom

8'0" x 6'2" (2.44 x 1.88)
Bath with shower over, WC and wash hand basin, part tiled walls, cupboard, double glazed window and ladder style radiator.

External

Externally there is a small garden to the front and a westerly aspect garden to the 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

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

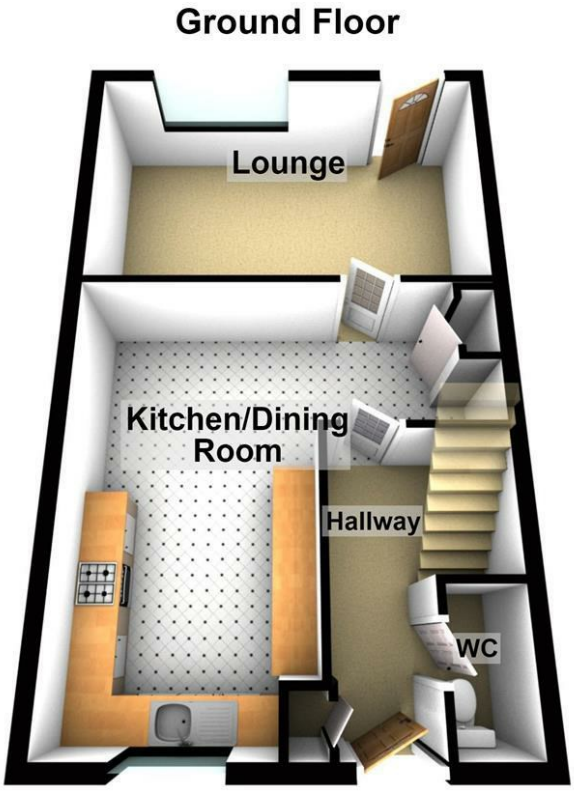
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

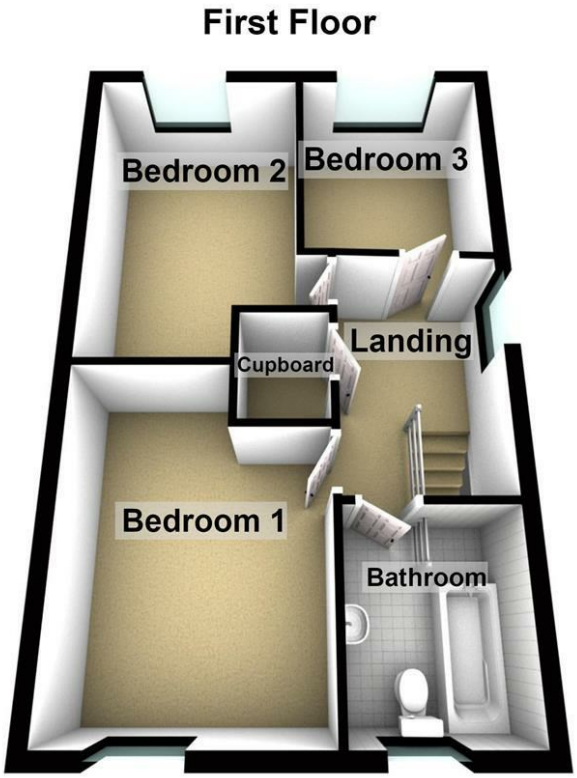
FLOOD RISK:
Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

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

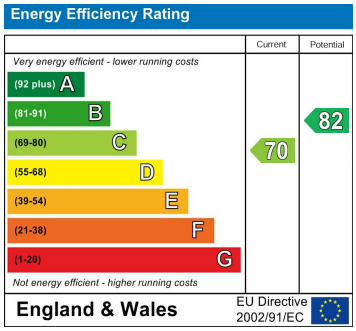
I EAT
SLEEP
GAME
REPEAT

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