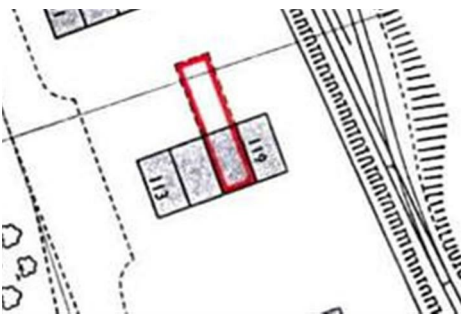




117 Broomfield Avenue Battle Hill, Wallsend, NE28 9AF

- THREE BEDROOM MID TERRACE HOUSE • GREAT FIRST TIME BUY • DOWNSTAIRS WC •
- NICELY SITUATED OVERLOOKING A GRASSED AREA TO THE FRONT • LOUNGE/DINING ROOM •
- WESTERLY ASPECT GARDEN TO REAR WITH OUTBUILDING • CLOSE TO LOCAL AMENITIES •
- EXCELLENT ROAD LINKS • CHAIN FREE • COUNCIL TAX BAND A • ENERGY RATING TBC •
- FREEHOLD •

Price £150,000



- Three Bedroom Mid Terrace House
- Lounge/Dining Room

- Westerly Aspect Rear Garden
- Great First Time Buy

- Council Tax Band A
- Freehold

Porch

Double glazed entrance door with windows to the side, double glazed inner door leading into the hallway.

Hallway

Stairs to the first floor landing, two storage cupboards, radiator.

WC

5'1" x 3'3" (1.55 x 1.01)

WC, double glazed window, tiling to walls.

Kitchen

8'11" x 8'6" (2.72 x 2.60)

Fitted with a range of wall and base units with work surfaces over and sink unit, integrated oven and hob, double glazed window.

Dining Area

8'10" x 7'10" (2.71 x 2.41)

Radiator, open to lounge area.

Lounge

15'10" x 10'4" (4.83 x 3.17)

Fireplace with inset fire, radiator and double glazed French doors leading out to the rear garden.

Landing

Access to bedrooms and shower room.

Bedroom 1

14'3" x 9'1" (4.36 x 2.79)

Double glazed window, radiator.

Bedroom 2

13'8" x 9'2" (4.17 x 2.81)

Double glazed window, built-in wardrobes, radiator.

Bedroom 3

10'5" x 6'3" (3.19 x 1.92)

Double glazed window, built-in wardrobes, radiator.

Shower Room

7'5" x 6'1" (2.28 x 1.86)

Comprising; shower, WC and wash hand basin, double glazed window, panelling to walls, ladder style radiator and storage cupboard.

External

Externally there is a westerly aspect representative garden to the rear which has lawn, a paved patio area and a rear access gate. There is also a good sized outbuilding for storage.

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

- Downstairs WC

- Chain Free

- Energy Rating TBC

O2-Variable 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:

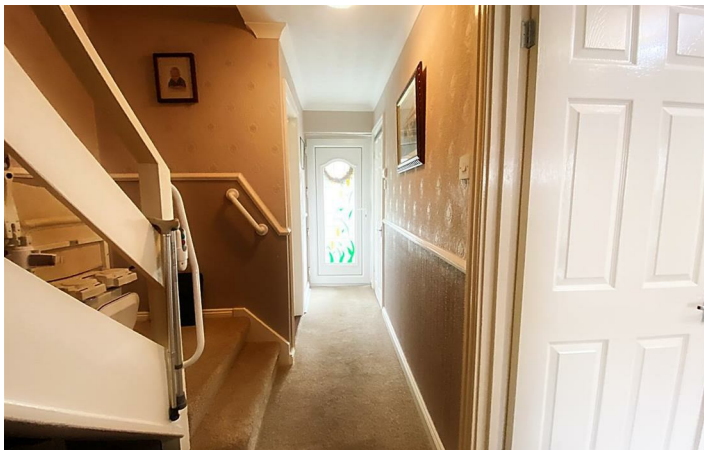
Surface water: Low.

Rivers and the sea: Very low.

CONSTRUCTION:

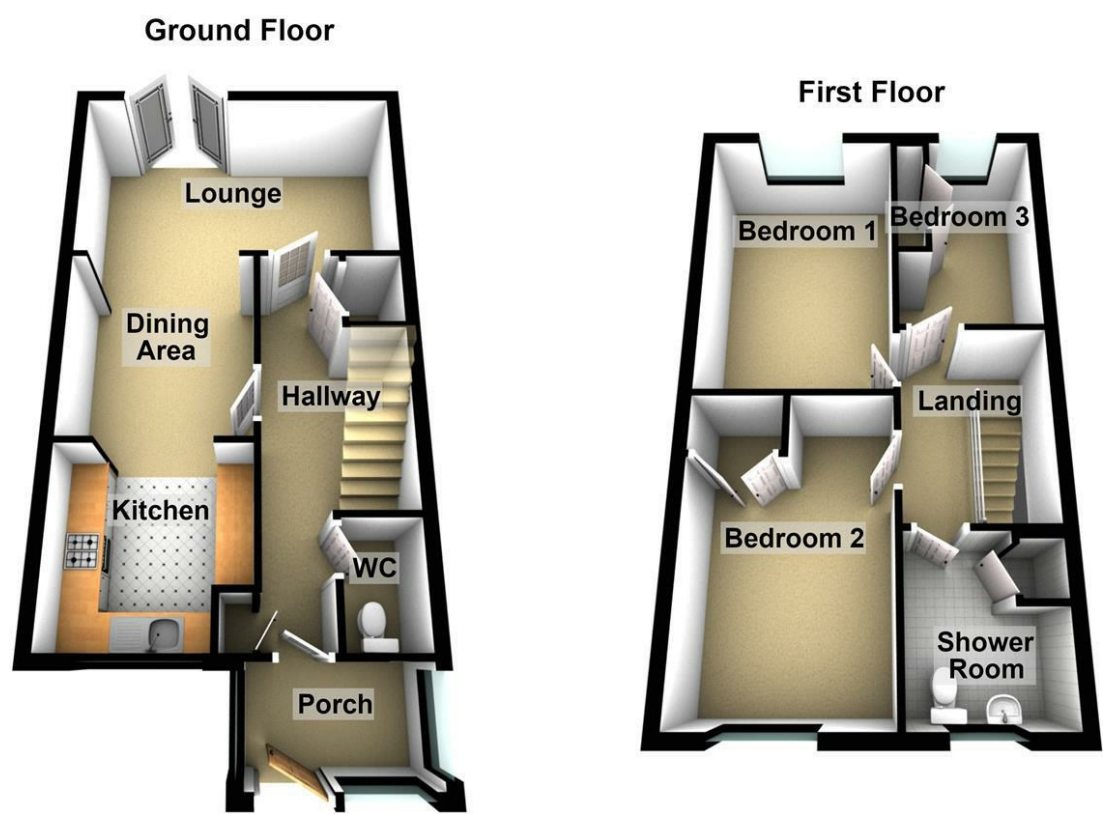
Traditional

This information must be confirmed via your surveyor and legal





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		
(69-80) C		
(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 