

## 23 Bedale Close Battle Hill, Wallsend, NE28 9AX

\*\* 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. \*\*

\*\* WELL PRESENTED THREE BEDROOM END TERRACE HOUSE \*\* DOWNSTAIRS WC \*\*

\*\* CLOSE TO RISING SUN COUNTRY PARK, SCHOOLS AND LOCAL AMENITIES \*\*

\*\* SOUTHERLY FACING REAR GARDEN \*\* GREAT FIRST TIME BUY \*\* FREEHOLD \*\*

\*\* COUNCIL TAX BAND A\*\* ENERGY RATING C \*\*

Offers Over £170,000



- South Facing Rear Garden
- Great First Time Buy
- Freehold
- Three bedrooms
- Walking Distance to Rising Sun Country Park
- Council Tax Band A
- Ready to Move into
- Closer to Schools and Local Amenities
- Energy Rating C

#### Entrance Porch

6'9" x 3'8" (2.06 x 1.14)

Upvc door with double glazed windows and timber door opening into hallway

#### Hallway

17'5" x 2'11" (5.31 x 0.89 )

Wood effect flooring, Two storage cupboards, access to WC, stairs to first floor and access to kitchen.

#### Downstairs WC

Double glazed window, radiator, WC and hand wash basin.

#### Kitchen

8'9" x 8'7" (2.68 x 2.62 )

Double glazed window, fitted with range of wall and base units with complimentary work surfaces, built in gas hob with over head extractor hood, electric oven, sink. Part tiles walls, plumbed for washing machine and space for fridge freezer.

#### Dining Area

8'10" x 7'11" (2.70 x 2.43 )

Open from kitchen, wood effect flooring, radiator and opening to lounge area

#### Lounge Area

15'11" x 10'2" (4.87 x 3.12 )

Double glazed window, French doors into rear garden, wood effect flooring, radiator.

#### Stairs to First Floor

Leading to...

#### Landing

High gloss laminate flooring, access to bedrooms and bathroom.

#### Bedroom 1

14'2" x 9'2" (4.32 x 2.81 )

High gloss laminate flooring, double glazed window, radiator. Rear Elevation

#### Bedroom 2

13'8" x 9'2" (4.18 x 2.80)

High gloss laminate flooring, double glazed window, radiator. Front elevation

#### Bedroom 3

10'4" x 6'3" (3.16 x 1.92)

High gloss laminate flooring, double glazed window, radiator. Rear Elevation

#### Bathroom

7'7" x 6'3" (2.32 x 1.92)

Comprising "P" shape bath with overhead shower, WC and hand wash basin set in vanity unit, ladder style radiator, double glazed window.

#### External

To the front of the property there is a low maintenance garden with gravel and low fenced perimeter. There is also off street parking available. To the rear there is a Southerly facing low maintenance garden with decking and artificial turf, outhouse and side gate access.

#### Para - 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>

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.

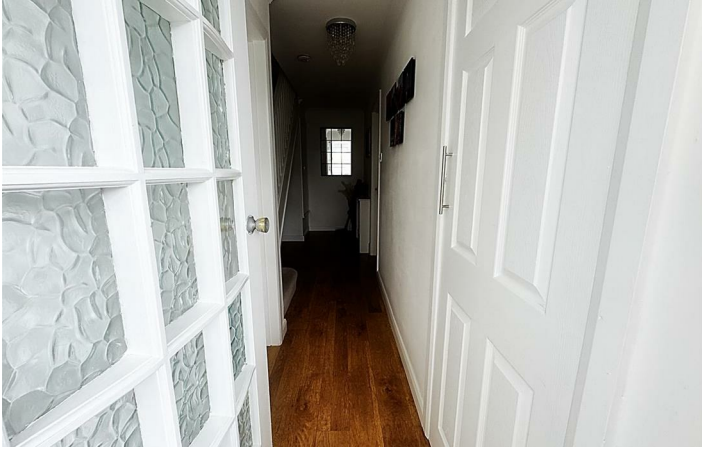
##### FLOOD RISK:

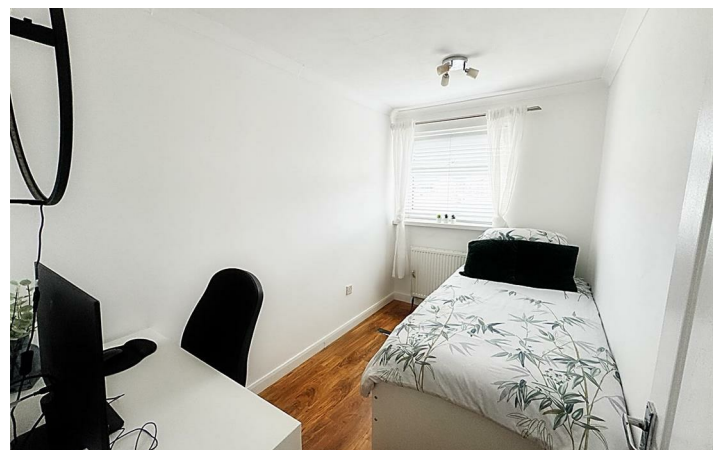
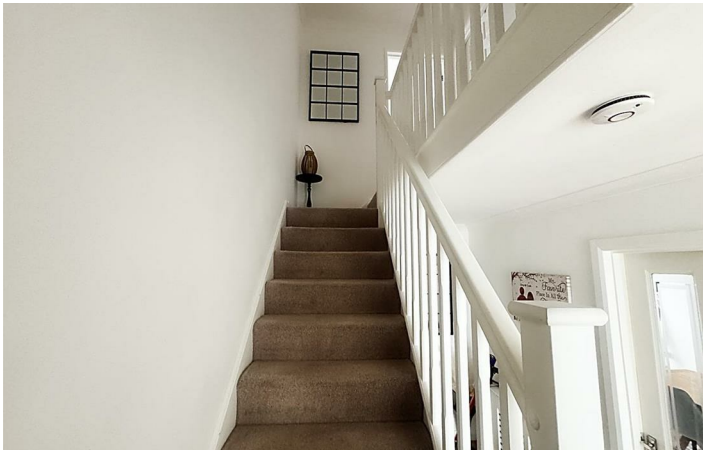
Yearly chance of flooding:  
Surface water: Very low.  
Rivers and the sea: Very low.

##### CONSTRUCTION:

Traditional

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

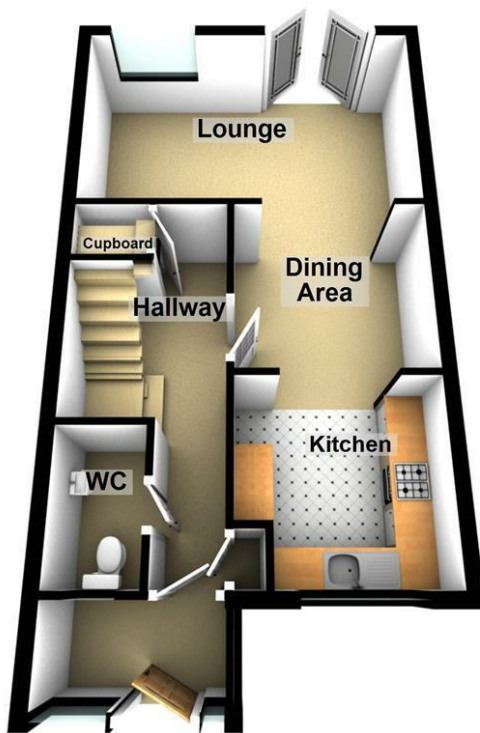




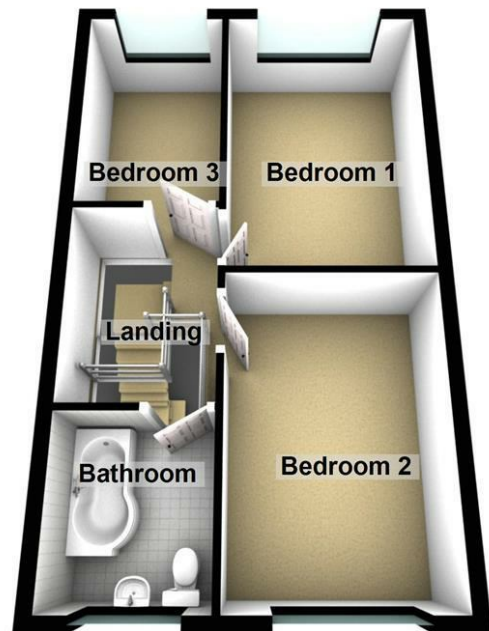


# Floor Plan

**Ground Floor**



**First Floor**



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.

136 - 138 Station Road, Wallsend, Tyne & Wear, NE28 8QT  
 Tel: 0191 295 3322 Email: [info@next2buy.com](mailto:info@next2buy.com) <https://www.next2buy.com>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	77
(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	