

3 Barwell Close

Battle Hill, Wallsend, NE28 9AP

** 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. **

- ** STUNNING MID TERRACE HOUSE ** IDEAL FOR FAMILIES AND FIRST TIME BUYERS ALIKE **
- ** SILVERLINK RETAIL PARK & COBALT BUSINESS PARK LESS THAN 3 MILE AWAY ** UTILITY ROOM **
- ** SOUTH FACING REAR GARDEN ** DOWNSTAIRS WC ** SUPERB MODERN KITCHEN/DINER **
- ** ROAD LINKS TO THE A1058 & A19 ** CLOSE TO LOCAL SCHOOLS AND SHOPPING FACILITIES **
- ** OFF STREET PARKING ** FREEHOLD ** COUNCIL TAX BAND A ** ENERGY RATING C **

Offers Over £155,000



- Stunning Three Bedroom Mid Terrace House
- Modern Kitchen/Diner
- Utility Room & Downstairs WC

- Fantastic First Time Buy
- South Facing Garden To Rear
- Off Street Parking To Front
- Freehold
- Council Tax Band A
- Energy Rating C

Porch

Double glazed composite entrance door with windows to the side, tiling to floor, radiator and double glazed inner door leading into the hallway.

Hallway

Stairs to the first floor landing with feature glass panels, storage cupboards, laminate flooring, radiator.

WC

5'1" x 3'4" (1.57 x 1.03)

WC and wash hand basin with built-under storage, radiator.

Kitchen/Diner

17'2" x 8'11" (5.25 x 2.72)

Fitted with a range of wall and base units with contrasting work surfaces over, integrated oven and microwave, hob with extractor hood over, sink unit and integrated fridge/freezer. Double glazed window, laminate flooring, radiator.

Lounge

15'10" x 10'4" (4.84 x 3.16)

Double glazed French doors leading out to the rear garden, feature panelled wall, laminate flooring, radiator.

Utility Room

13'10" x 6'5" max x 4'9" mon (4.23 x 1.96 max x 1.46 mon)

Double glazed window, plumbed for washing machine, laminate flooring, radiator and double glazed external door to the rear garden

Landing

Access to bedrooms and bathroom.

Bedroom 1

13'11" x 8'9" (4.25 x 2.68)

Double glazed window, feature panelling to wall, radiator.

Bedroom 2

14'4" x 8'8" (4.39 x 2.66)

Double glazed widow, radiator.

Bedroom 3

10'5" x 6'10" (3.18 x 2.09)

Double glazed widow, radiator.

Bathroom

7'8" x 6'6" (2.35 x 1.99)

Comprising; bath with shower over, WC and wash hand basin. Double glazed window, tiling to walls and floor, radiator.

External

The rear garden has decking for low maintenance and is south facing, there is also a rear access gate.

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-IGood outdoor, variable in-home
 Vodafone_Good outdoor

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

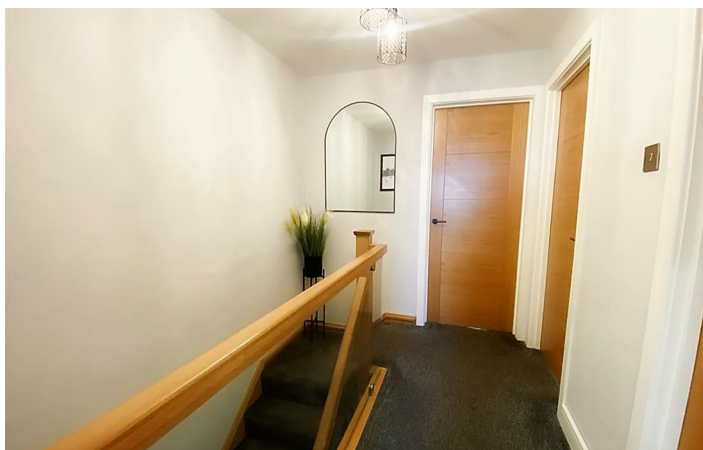
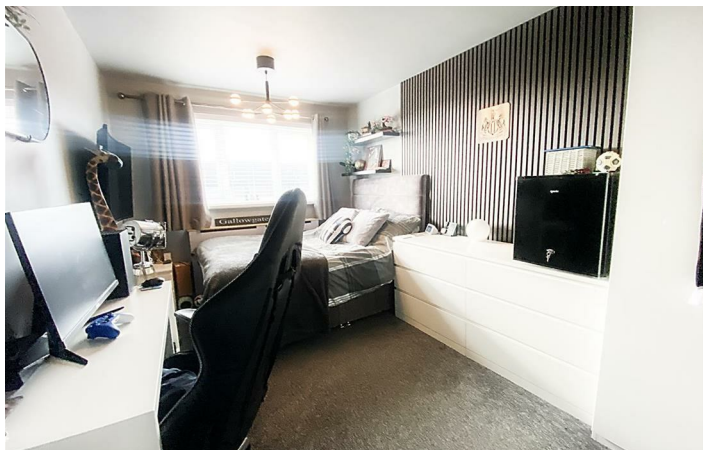
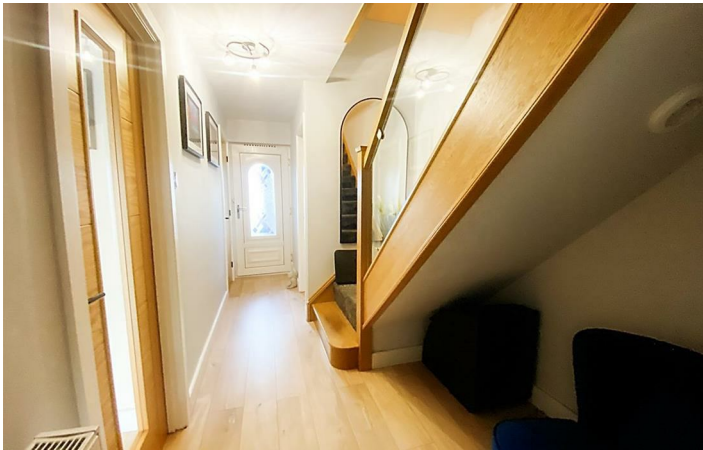
FLOOD RISK:

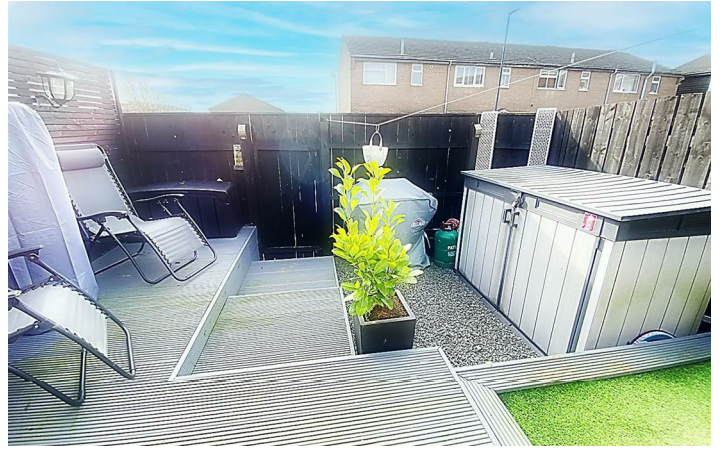
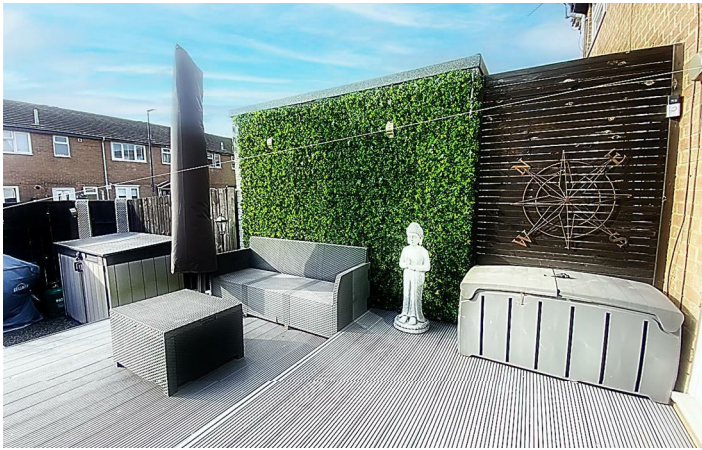
Yearly chance of flooding:
 Surface water: Very low.
 Rivers and the sea: Very low.

CONSTRUCTION:

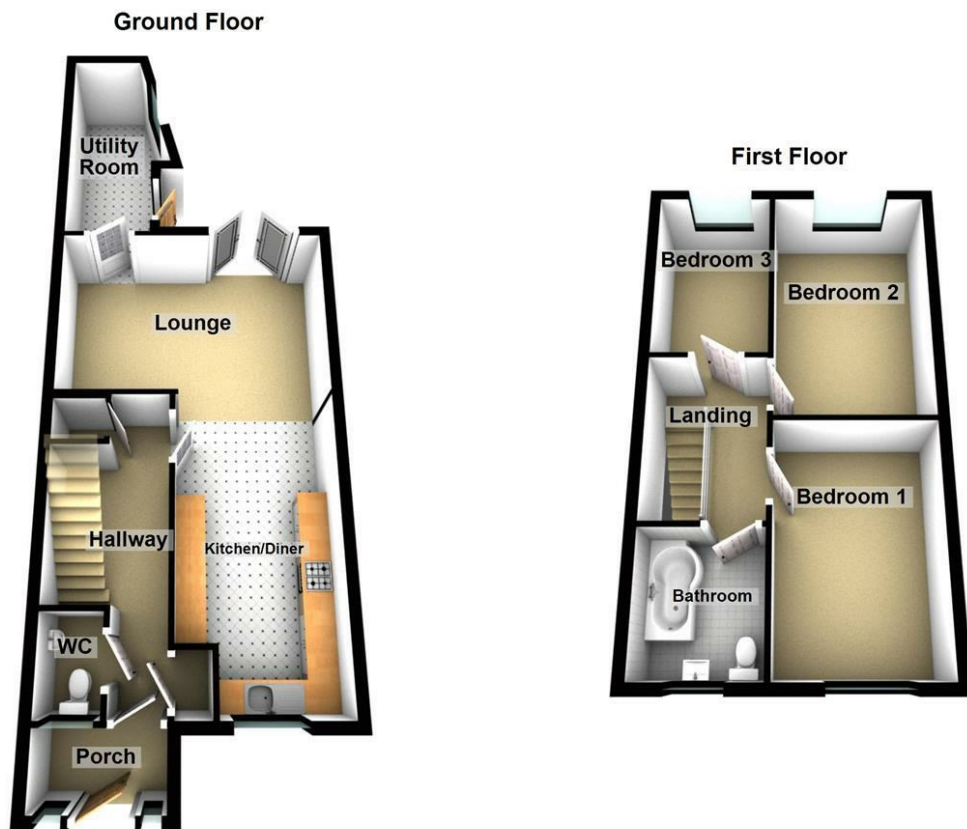
Traditional
 This information must be confirmed via your surveyor and legal representative.







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 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 <https://www.next2buy.com>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	80
(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	