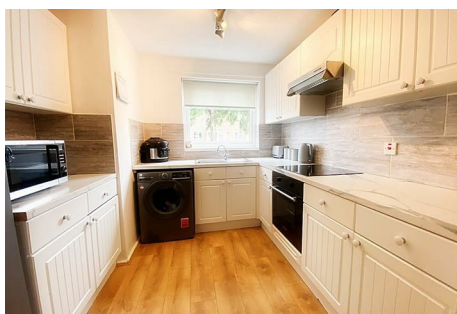
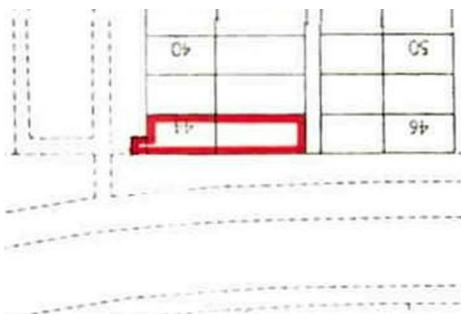




## 44 Bracken Avenue Battle Hill, Wallsend, NE28 9BD

- THREE BEDROOM END OF TERRACE HOUSE • BEAUTIFULLY PRESENTED THROUGHOUT •
- LOVELY REAR GARDEN WITH GARDEN ROOM • DOWNSTAIRS WC • KITCHEN/DINING ROOM •
- ROAD LINKS TO THE A1058 COAST ROAD & A19 • NEARBY SCHOOLS & SHOPPING FACILITIES •
- LOVELY REAR GARDEN WITH GARDEN ROOM • FANTASTIC FIRST TIME BUY • FREEHOLD •
- OUTBUILDING FOR STORAGE • COUNCIL TAX BAND A • ENERGY RATING D •

Offers Around £170,000



- Three Bedroom End Terrace House
- Downstairs WC
- Freehold

### Hallway

Double glazed entrance door, stairs to the first floor landing, storage cupboards, laminate flooring, radiator.

### WC

Double glazed window, WC and wash hand basin, part panelled walls, laminate flooring and ladder style radiator.

### Kitchen/Dining Room

5.34 x 2.45  
Fitted with a modern range of wall and base units with work surfaces over and sink unit, integrated oven and hob with extractor hood over, tiled splashbacks, laminate flooring and radiator.

### Lounge

4.86 x 3.16  
Laminate flooring, radiator and double glazed French doors leading out to the rear garden.

### Landing

Access to bedrooms and bathroom.

### Bedroom 1

4.36 x 2.84  
Double glazed window, radiator.

- Beautifully Presented Throughout
- Modern Kitchen/Diner
- Council Tax Band A

### Bedroom 2

3.99 x 2.81  
Double glazed window, radiator.

### Bedroom 3

3.14 x 1.93  
Double glazed window, radiator.

### Bathroom

2.36 x 1.93

### External

Externally there is a garden to the rear which has lawn, paved patio and a garden room, this is currently used as a play room but could have a variety of uses.

### 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-Good outdoor, variable in-home

Vodafone-Good outdoor, variable in-home

We recommend potential purchasers contact the relevant

- Fantastic First Time Buy

- Lovely Garden With Garden Room
- Energy Rating D

suppliers before proceeding to purchase the property.

#### FLOOD RISK:

Yearly chance of flooding:

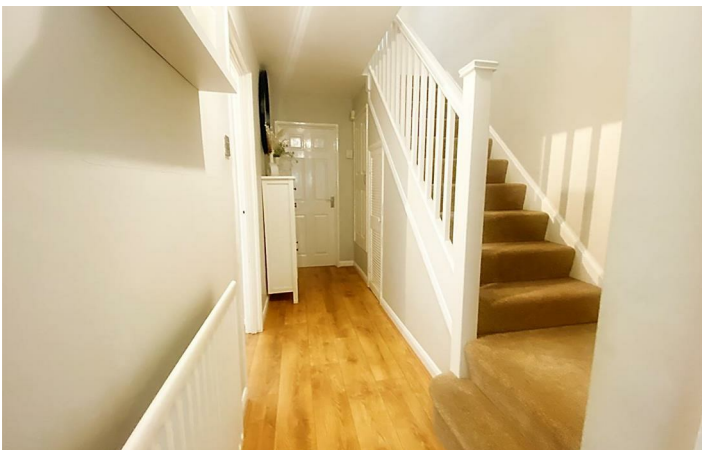
Surface water: Very low.

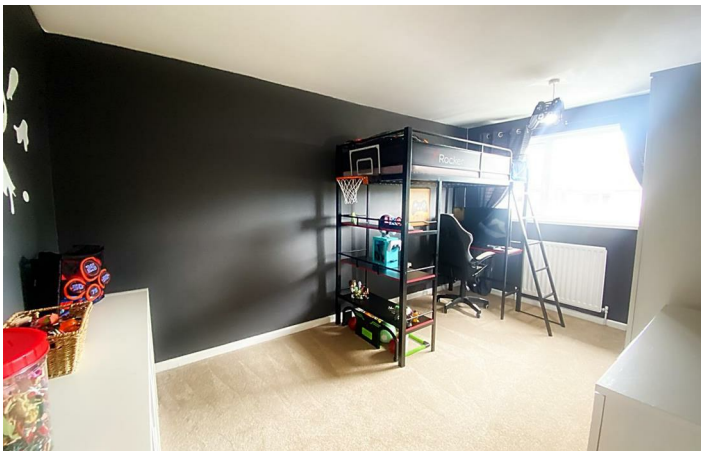
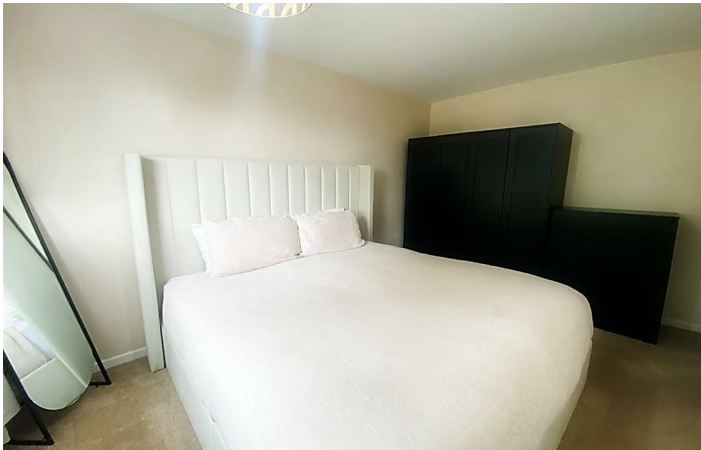
Rivers and the sea: Very low.

#### CONSTRUCTION:

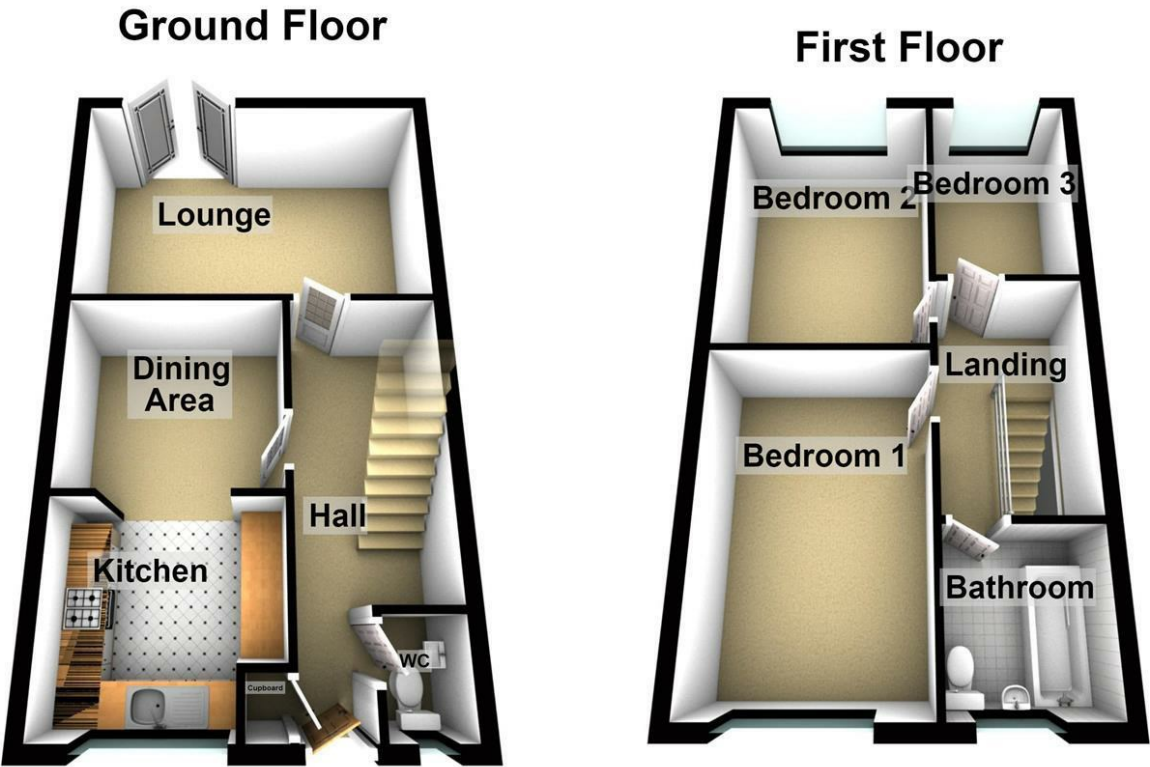
Traditional

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 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) <b>A</b>                          | <b>65</b> | <b>86</b>                                                                                                     |
| (81-91) <b>B</b>                            |           |                                                                                                               |
| (69-80) <b>C</b>                            |           |                                                                                                               |
| (55-68) <b>D</b>                            |           |                                                                                                               |
| (39-54) <b>E</b>                            |           |                                                                                                               |
| (21-38) <b>F</b>                            |           |                                                                                                               |
| (1-20) <b>G</b>                             |           |                                                                                                               |
| Not energy efficient - higher running costs |           |                                                                                                               |
| England & Wales                             |           | EU Directive 2002/91/EC  |