

## 103 Bellshill Close Battle Hill, Wallsend, NE28 9XF

- \*\* CHAIN FREE \*\* SOUTH EAST FACING REAR GARDEN \*\* THREE BED MID TERRACED HOUSE \*\*
- \*\* GREAT FIRST TIME BUY \*\* FREEHOLD \*\* DOWNSTAIRS WC \*\* KITCHEN/DINER \*
- \*\* RUSING SUN COUNTRY PARK 04 MILES \*\* SILVERLINK RETAIL PARK 1.4 MILES \*\*
- \*\* TYNEMOUTH PRIORY AND CASTLE 4.8 MILES \*\* COUNCIL TAX BAND A \*\* ENERGY RATING TBC \*\*
- \*\* CLOSE TO SCHOOLS, LOCAL AMENITIES, TRANSPORT LINKS AND MAJOR ROAD LINKS \*\*

**Offers Over £135,000**



- Chain Free
- Freehold
- On Street Parking
- South East Facing Rear Garden
- Close to Schools, Local Amenities and Major Road Links
- Council Tax Band A
- Great First Time Buy
- Downstairs WC
- Energy Rating TBC

**Entrance**

UPVC door into hallway

**Downstairs WC**

4'6" x 2'3" (1.38 x 0.69)

Double glazed window, wash hand basin and WC

**Hallway**

18'2" x 2'9" (5.55 x 0.86)

Understairs storage cupboard, access to kitchen/diner, lounge and stairs to first floor

**Kitchen/Diner**

18'2" max x 9'7" (5.54 max x 2.94)

Double glazed window. Fitted with complimentary work surfaces, sink, plumbed for washing machine, cooker and cupboard.

**Lounge**

15'7" x 10'9" (4.75 x 3.28)

Double glazed patio doors giving access to rear garden.

**Stairs to First Floor**

leading too..

**Landing**

Storage cupboard with access to loft which has ladder, light and partially boarded, Access to bedrooms and bathroom.

**Bedroom 1**

12'11" into robe x 9'4" (3.95 into robes x 2.87)

Double glazed window, sliding door wardrobes. Rear elevation.

**Bedroom 2**

11'8" into robe x 9'3" (3.57 into robe x 2.84 )

Double glazed window, sliding door wardrobe. Front Elevation.

**Bedroom 3**

9'8" x 5'10" (2.96 x 1.78 )

Double glazed window. Rear elevation.

**Bathroom**

8'8" max x 5'8" (2.66 max x 1.75)

Double glazed window, storage cupboard, bath, WC and wash hand basin. Fully tiled walls.

**External**

To the front there is on street parking and to the rear a lovely South East garden.

**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, variable in-home
- Three-Good outdoor, variable in-home
- Vodafone - Good outdoor, variable in-home

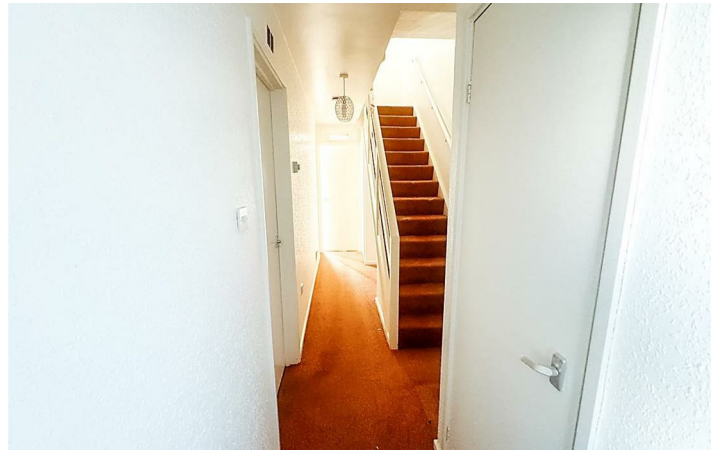
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

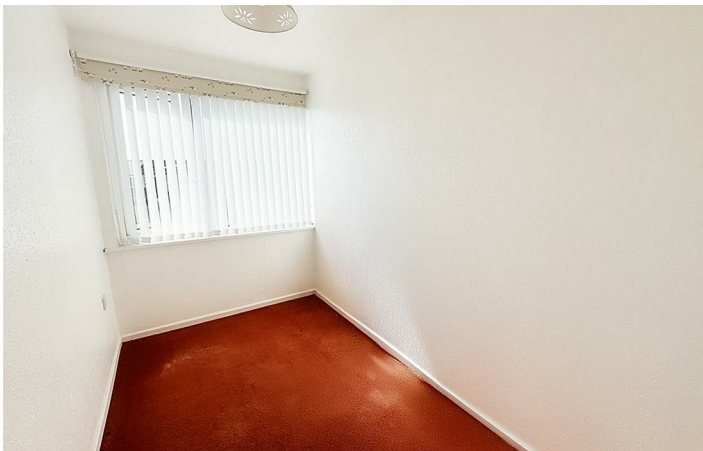
**FLOOD RISK:**

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

**CONSTRUCTION:**

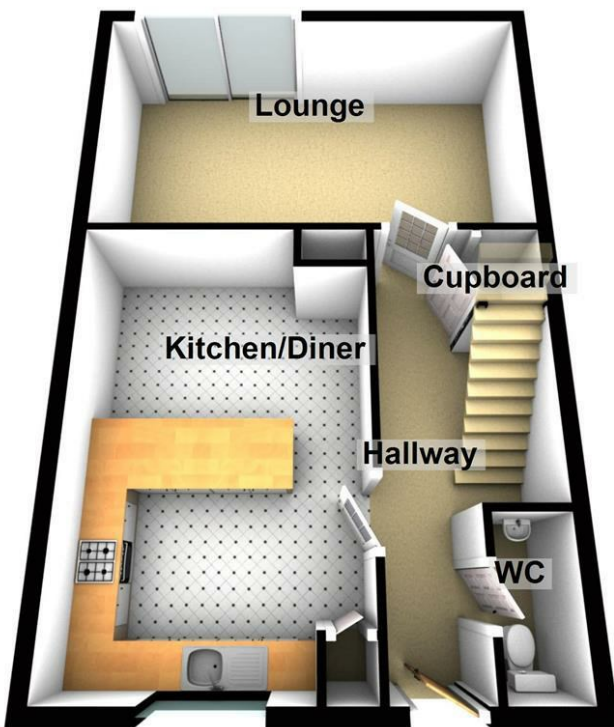
Traditional  
This information must be confirmed via your surveyor and legal representative.



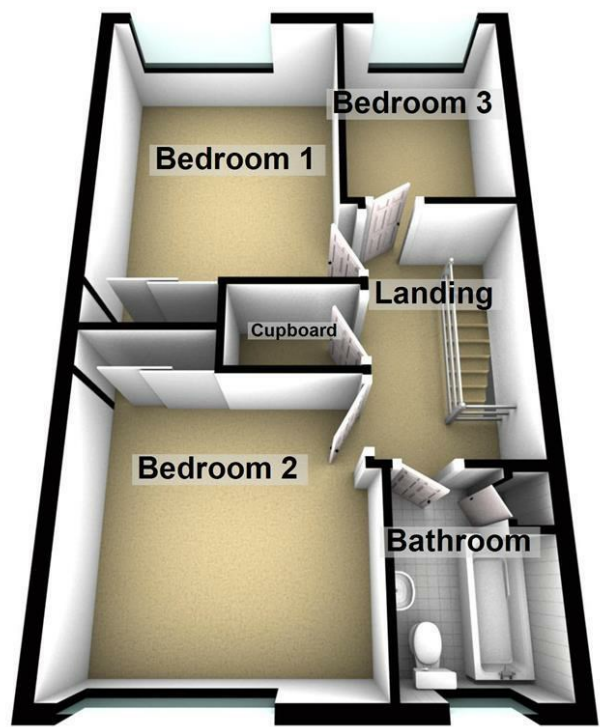


# Floor Plan

**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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	