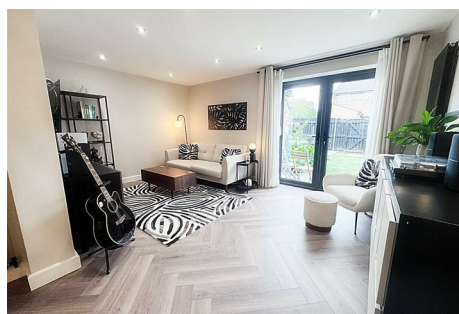
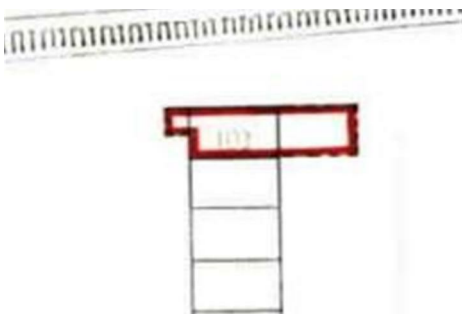




103 Broomfield Avenue Battle Hill, Wallsend, NE28 9AF

BEAUTIFULLY PRESENTED • THREE BEDROOM END TERRACE HOUSE • DOWNSTAIRS WC •

WITHIN WALKING DISTANCE TO RISING SUN COUNTRY PARK • GREAT FIRST TIME BUY •

NEWLEY RE-FITTED KITCHEN WITH INTEGRATED APPLIANCES • DOWNSTAIRS WC • FREEHOLD •

COUNCIL TAX BAND A • ENERGY RATING C • OUTBUILDING FOR STORAGE

Offers Over £170,000



- Three Bedrooms
- Pedestrianised Street
- Energy Rating C
- Lounge/Dining Room
- Downstairs WC
- Council Tax Band A
- Newly Re-Fitted Kitchen with Integrated Appliances
- Popular Location
- Freehold

Entrance

Composite entrance door into hallway.

Hallway

Laminate flooring, stairs to the first floor landing, understairs storage, two cupboards (one housing boiler), radiator and access to WC .

WC

4'2" x 2'11" (1.29 x 0.90)

WC, wash hand basin, double glazed window and panelling to walls.

Kitchen

8'9" x 8'6" (2.67 x 2.61)

Recently re-fitted with wall and base units with work surfaces over, sink unit, integrated fridge freezer, dishwasher, washing machine, built in oven and induction hob with overhead extractor hood. Lighting under wall units. Double glazed window, vertical radiator, laminate flooring and dimmable recessed lighting to ceiling.

Dining Area

8'9" x 8'0" (2.67 x 2.45)

Laminate flooring, vertical radiator, open to lounge area.

Lounge

15'8" x 10'5" (4.80 x 3.19)

Double glazed French doors into rear garden, vertical radiator, laminate flooring and dimmable recessed lighting.

Landing

Access to bedrooms and bathroom.

Bedroom 1

14'4" x 8'11" (4.37 x 2.72)

Double glazed window, radiator and dimmable recessed lighting. Rear Elevation

Bedroom 2

13'10" x 8'11" (4.24 x 2.72)

Double glazed window, radiator and dimmable recessed lighting. Front Elevation

Bedroom 3

10'5" x 6'6" (3.18 x 1.99)

Double glazed window, radiator and dimmable recessed lighting. Rear Elevation

Shower Room

7'6" x 6'6" (2.31 x 2.00)

Comprising; shower cubicle, WC and wash hand basin set in vanity unit. Part tiled walls, tiled floor and bluetooth speaker in ceiling, recessed lighting, double glazed window and radiator.

External

Externally there is a garden to the rear together with an 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> 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- Variable 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.

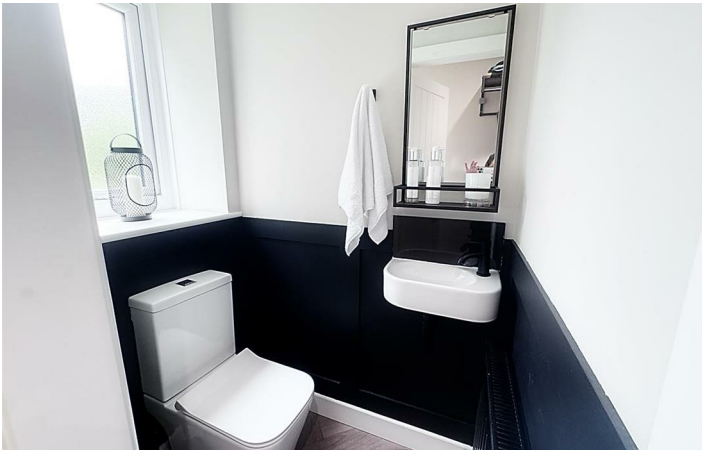
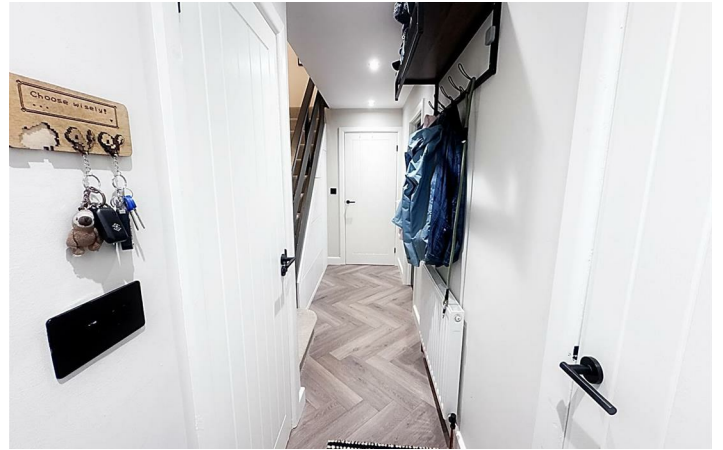
CONSTRUCTION:

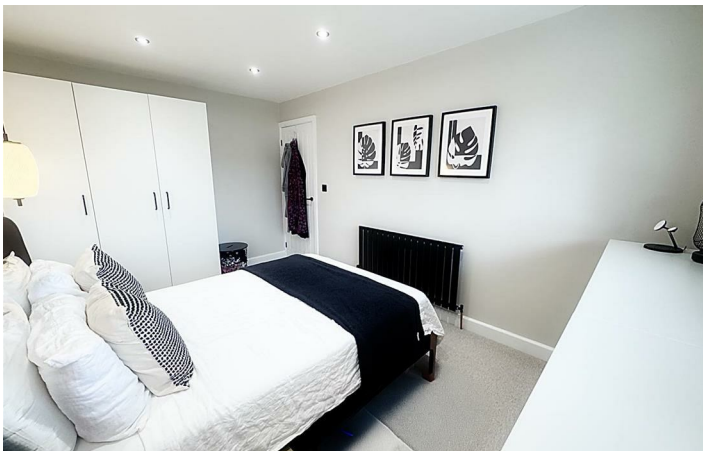
Traditional

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

Rising Sun

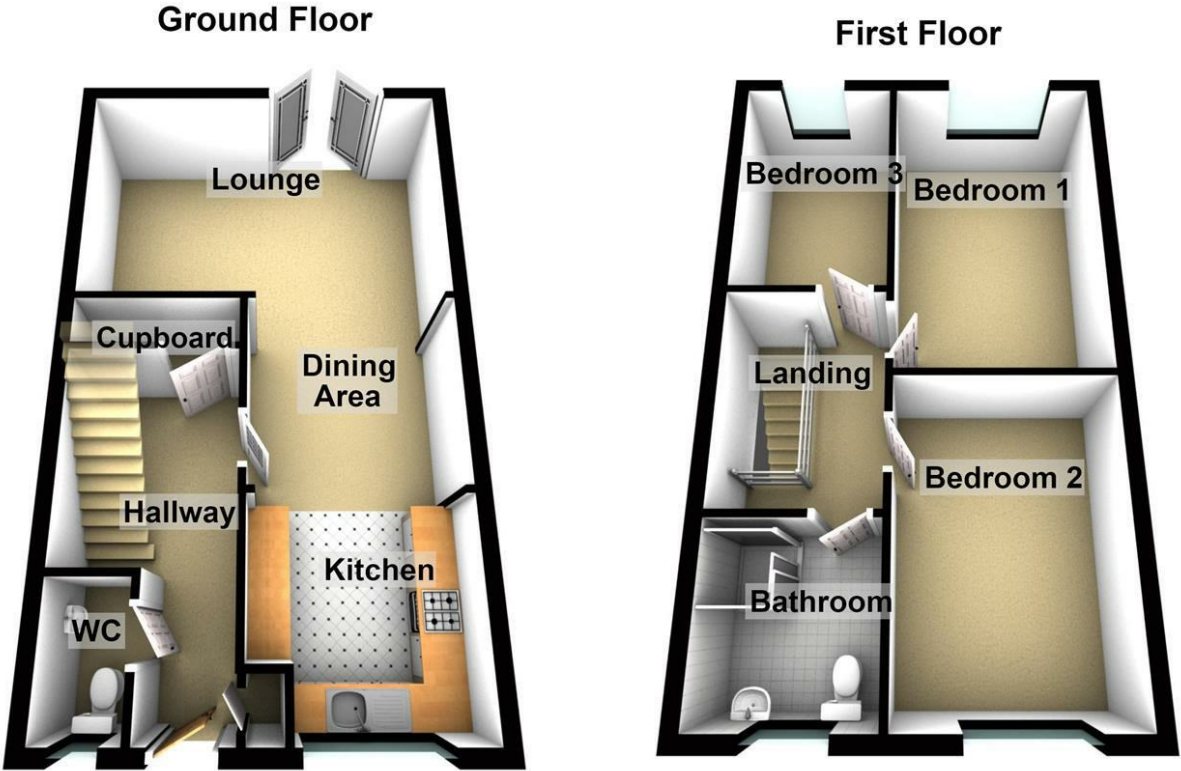
Rising Sun Country Park is a significant natural space in Newcastle upon Tyne, covering over 400 acres of parkland and habitats. It offers a diverse range of activities, including walking and cycling paths, a lakeside area, and opportunities for birdwatching. The park is home to various wildlife, providing a serene escape from urban life. Visitors can also explore the visitor centre, which provides information about the local ecology and history of the area.







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		85
(69-80) C	72	
(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	