

41 Bellingham Close Battle Hill, Wallsend, NE28 9DT

- ** THREE BEDROOM MID TERRACE HOUSE ** GREAT FIRST TIME BUY ** CHAIN FREE **
- ** KITCHEN/DINING ROOM ** CONSERVATORY ** PRIVATE LOW MAINTENCE REAR GARDEN **
- ** DOWNSTAIRS WC ** NOT OVERLOOKED TO FRONT ** NEARBY SHOPPING FACILITIES **
- ** EXCELLENT ROAD LINKS & BUS SERVICES TO NEWCASTLE CITY CENTRE ** FREEHOLD **
- ** COUNCIL TAX BAND A ** ENERGY RATING TBC **

Price £155,000



- Three Bedroom Mid Terrace House

- Private Garden To Rear

- Council Tax Band A

Entrance Lobby

Double glazed entrance door, access to storage area, double glazed inner door leading into the hallway.

Hallway

Stairs to the first floor landing with cupboard under.

WC

5'3" x 3'0" (1.61 x 0.92)

WC and wash hand basin with built-under storage.

Lounge

17'0" x 9'6" (5.20 x 2.91)

Fireplace with electric fire, picture rail, coving to ceiling and double glazed French door leading to the outside.

Kitchen/Dining Room

16'9" x 10'0" (5.12 x 3.07)

Fitted with a modern range of wall and base units with work surfaces over and sink unit, double glazed window and double glazed door leading into the conservatory.

Conservatory

9'2" x 8'6" (2.80 x 2.60)

Double glazed windows, tiling to floor, spotlights to ceiling and double glazed French doors leading out to the rear garden.

- Kitchen/Dining Room

- Ideal First Time Buy

- Freehold

Landing

Walk-in storage cupboard with access to the loft.

Bedroom 1

11'3" x 8'9" (3.44 x 2.67)

Double glazed window, fitted sliding door wardrobes.

Bedroom 2

11'11" min x 8'8" (3.65 min x 2.66)

Double glazed window, fitted sliding door wardrobes.

Bedroom 3

8'9" x 7'8" (2.68 x 2.36)

Double glazed window.

Shower Room

8'0" x 6'2" (2.45 x 1.88)

Shower cubicle, WC and wash hand basin, tiling to walls, storage cupboard, double glazed window.

External

Externally the rear is mostly paved for low maintenance and has 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>

- Downstairs WC

- Chain Free

- Energy Rating TBC

EE-Good outdoor and in-home

O2-LGood outdoor

Three-UK-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.

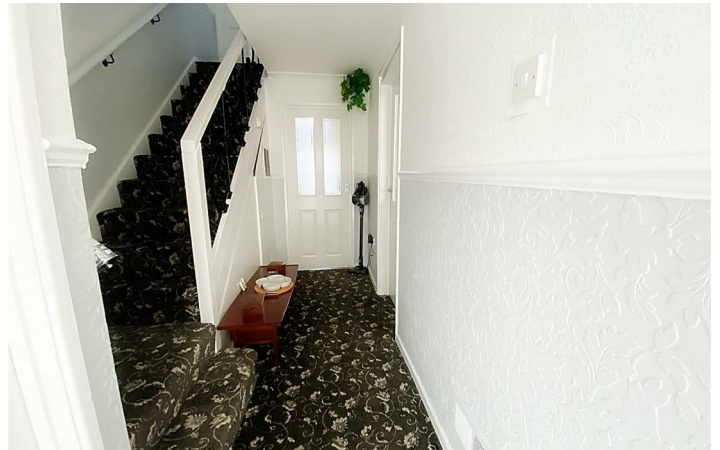
CONSTRUCTION:

Traditional

This information must be confirmed

via your surveyor and legal

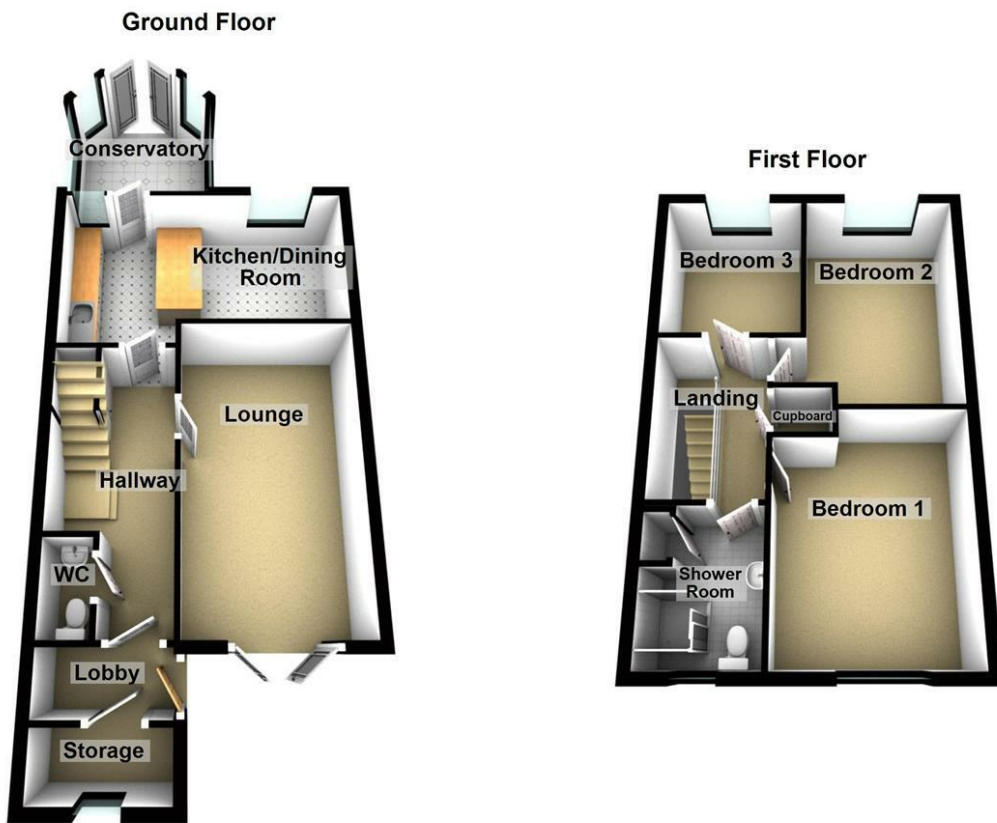
representative.







Floor Plan



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) A			
(81-91) B			
(69-80) C			
(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	