



8 Bourtree Close

Battle Hill, Wallsend, NE28 9AA

- FANTASTIC FOUR BEDROOM DETACHED HOUSE • BEAUTIFULLY PRESENTED THROUGHOUT •
- SPACIOUS OPEN PLAN LAYOUT • LOUNGE WITH WOOD BURNING STOVE FIRE • CHAIN FREE •
- TWO BATHROOMS • DOWNSTAIRS WC/UTILITY ROOM • LOVELY WEST FACING REAR GARDEN •
- MODERN KITCHEN WITH • OFF STREET PARKING TO FRONT • CUL-DE-SAC LOCATION •
- EXCELLENT ROAD LINKS & CLOSE TO LOCAL AMENITIES • COUNCIL TAX BAND D •
- FREEHOLD • ENERGY RATING TBC •

Price £335,000



- Four Bedroom Detached House
- Two Bathrooms
- Chain Free
- Beautifully Presented & Ready To Move Into
- Lovely West Facing Rear Garden
- Freehold - Council Tax Band D
- Downstairs WC / Utility Room
- Off Street Parking To Front
- Energy Rating TBC

Hallway

Composite entrance door, stairs to the first floor landing, herringbone style flooring, cupboard and radiator.

Lounge Area

13'1" x 12'5" + bay (4.01 x 3.79 + bay)

Double glazed bay window, fireplace with wood burning stove fire, herringbone style flooring, radiator.

Dining Area

10'4" x 7'3" (3.17 x 2.22)

Double glazed window, herringbone style flooring, radiator.

Kitchen Area

16'9" x 10'4" max (5.11 x 3.15 max)

Fitted with a range of units with contrasting work surfaces over and sink unit, integrated oven and hob with extractor hood over, integrated fridge and freezer, dishwasher and pull out bin, double glazed window, vertical radiator, herringbone style flooring and double glazed French doors leading out to the rear garden.

Utility/WC

6'11" x 5'1" (2.13 x 1.56)

WC and wash hand basin with fitted furniture surrounding, plumbed for washing machine.

Landing

Access to bedrooms and bathrooms.

Bedroom 1

11'3" x 10'6" to robe (3.44 x 3.22 to robe)

Double glazed window, fitted wardrobes, radiator.

Bedroom 2

11'10" x 7'5" (3.63 x 2.27)

Double glazed window, cupboard with hanging rail, laminate flooring and radiator.

Bedroom 3

11'3" x 8'5" (3.43 x 2.59)

Double glazed window, wood effect flooring, radiator.

Bedroom 4

8'4" x 7'4" (2.55 x 2.24)

Double glazed window, wood effect flooring, radiator.

Family Bathroom

7'9" x 7'5" (2.38 x 2.27)

Comprising; bath, WC and wash hand basin with built-under storage, double glazed window, wood effect flooring, ladder style radiator.

Shower Room

8'3" x 4'9" (2.52 x 1.47)

Shower cubicle, WC and wash hand basin with built-under storage, double glazed window, ladder style radiator, tiling to floor.

External

Externally there is a garden to the

front together with space for off street parking and a side garden with a gate leading to the rear. There is a lovely west facing gardens to the rear which is mostly laid to lawn together with planted beds and storage sheds.

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 and 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:

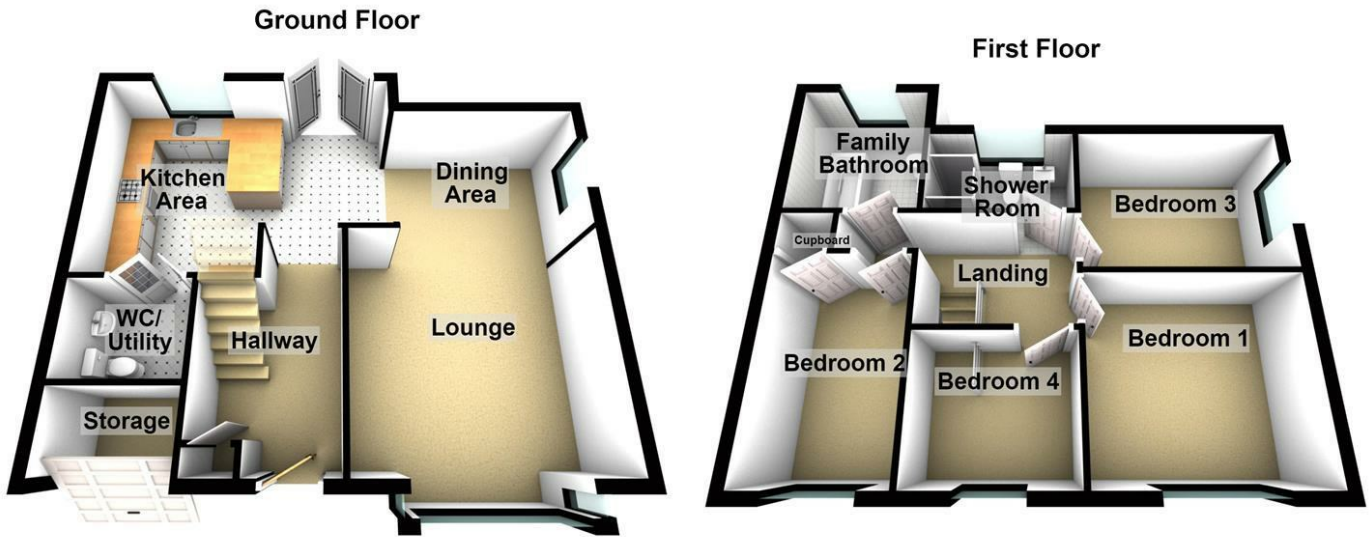
Traditional
This information must be confirmed via your surveyor and legal representative.







Floor Plan



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		
(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		