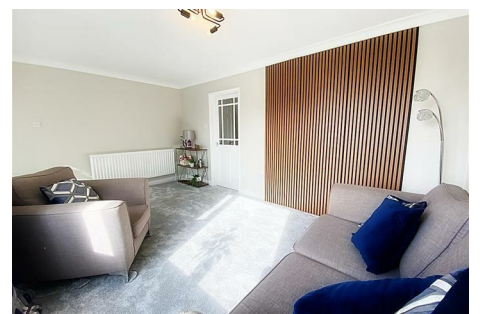




29 Belper Close

Battle Hill, Wallsend, NE28 9BH

- NEWLY REFURBISHED & BEAUTIFULLY PRESENTED • THREE BEDROOM MID TERRACE HOUSE •
- MODERN KITCHEN DINER WITH INTEGRATED APPLIANCES • UTILITY/FAMILY ROOM • CHAIN FREE
- DOWNSTAIRS WC • LOVELY LOW MAINTENANCE PRIVATE GARDEN TO REAR • GREAT 1ST BUY •
- CLOSE TO SHOPPING FACILITIES, SCHOOLS, BUS SERVICES & EXCELLENT ROAD LINKS •
- COUNCIL TAX BAND A • FREEHOLD • ENERGY RATING C •

Offers Around £175,000



• Three Bedroom Mid Terrace House

- Utility/Family Room
- Council Tax Band A

Porch

Double glazed composite entrance door with window to the side, double glazed inner door.

Lounge

15'10" x 10'3" (4.83 x 3.14)
Double glazed window, feature panelling to wall, radiator.

Hallway

Stairs to the first floor landing, two cupboards, laminate flooring, radiator.

Kitchen/Diner

17'1" x 8'10" (5.21 x 2.70)
Fitted with a modern range of wall and base units with contrasting work surfaces over and sink unit, integrated oven and hob with extractor hood over, integrated fridge, freezer and dishwasher, double glazed window, laminate flooring and radiator.

WC

5'1" x 3'1" (1.55 x 0.95)
WC, wash hand basin with built-under storage, tiling to walls, double glazed window and ladder style radiator.

Utility/Family Room

13'1" x 6'7" max (3.99 x 2.03 max)
Plumbed for washing machine with work surface over and base unit, double glazed window and double

• Newly Refurbished & Ready To Move Into

- Downstairs WC
- Freehold

glazed French doors leading out to the rear garden. This room could have a variety of uses.

Landing

Access to bedrooms and bathroom.

Bedroom 1

14'1" x 9'1" (4.31 x 2.79)
Double glazed window, radiator.

Bedroom 2

13'10" x 9'1" (4.23 x 2.79)
Double glazed window, radiator.

Bedroom 3

10'4" x 6'3" (3.15 x 1.91)
Double glazed window, radiator.

Bathroom

7'7" x 6'1" (2.32 x 1.86)
Comprising; bath with shower over, WC and wash hand basin with built-under storage, tiled effect panelling to walls, panelling and spotlights to ceiling, double glazed window and ladder style radiator.

External

Externally there is a lovely private garden to the rear which has artificial grass, planted raised beds, a paved patio area and a fenced perimeter.

Material Information

BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further information please visit

• Modern Kitchen & Bathroom

- Fantastic First Time Buy
- Energy Rating C

<https://checker.ofcom.org.uk>

EE-Good outdoor and in-home
O2-Good 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:

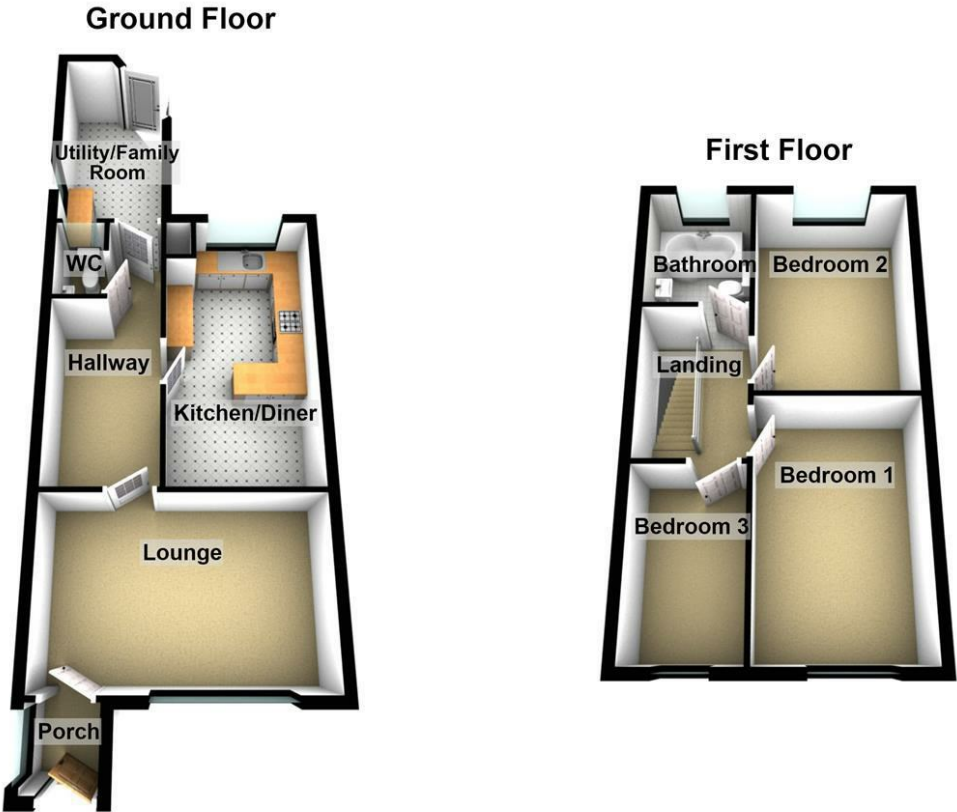
Traditional
This information must be confirmed via your surveyor and legal representative.







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 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	74	79
(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