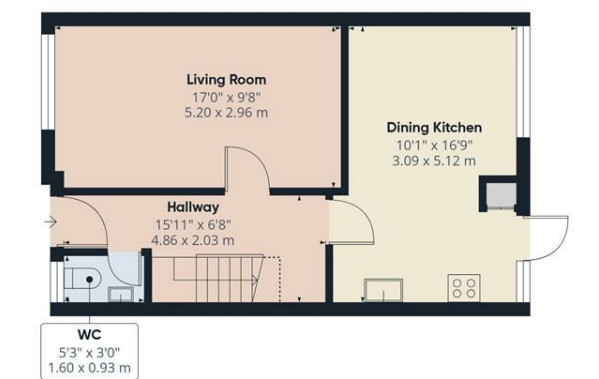
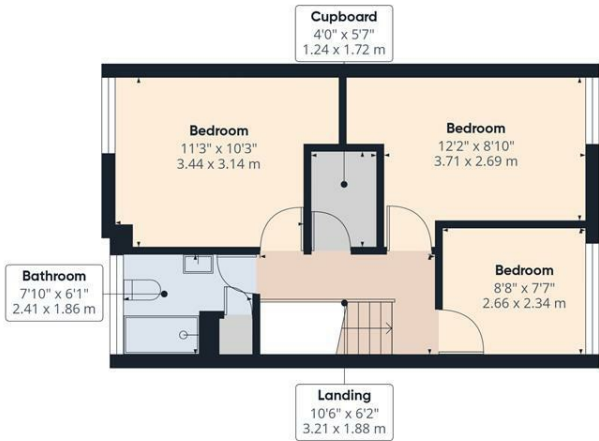




Bodmin Close, Wallsend



Ground Floor



Floor 1

Approximate total area⁽¹⁾
875 ft²
81.3 m²

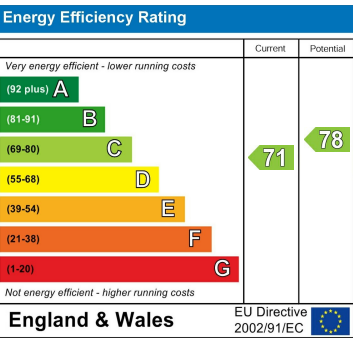
Reduced headroom
12 ft²
1.1 m²

(1) Excluding balconies and terraces.

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Important Information
All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Offers Over £130,000

Description

THREE BEDROOM MID TERRACE FAMILY HOME IN THE POPULAR BATTLE HILL AREA OF WALLSEND

Brannen & Partners are delighted to welcome to the market this well presented three bedroom mid terrace family home, ideally situated within the popular residential area of Battle Hill, Wallsend.

The property offers spacious and well maintained accommodation throughout, featuring a generous open plan dining kitchen, a convenient ground floor WC, and a modern family bathroom. Externally, there are gardens to both the front and rear, providing attractive outdoor space for families and entertaining.

Briefly comprising: An entrance hall provides access to the principal ground floor accommodation.

To the front of the property is a bright and spacious living room, featuring a large window overlooking the front garden and allowing plenty of natural light to flood the room.

To the rear, the generously proportioned dining kitchen is fitted with a range of base and wall units, together with a useful storage cupboard. There is space for a freestanding cooker and fridge freezer, plumbing for a washing machine and tumble dryer and ample space for a family dining table. A large window overlooks the rear garden, while a door provides direct access outside.

Completing the ground floor is a convenient WC, fitted with a WC and wash hand basin.

Stairs lead to the first floor landing, which benefits from a useful storage cupboard and provides access to three double bedrooms and the family bathroom.

The property offers three well proportioned double bedrooms, all enjoying large windows, with one positioned to the front elevation and two overlooking the rear garden.

The contemporary family bathroom is fitted with a shower cubicle, wash hand basin with vanity storage beneath, low level WC, heated towel rail, additional storage cupboard, and a window to the front elevation.

Externally, the property enjoys an enclosed rear garden with fencing and gated access, providing a private outdoor space ideal for families and entertaining. To the front is a further garden area together with a useful outhouse, offering excellent additional storage.

Conveniently located in the popular Battle Hill area of Wallsend, close to local shops, well regarded schools, Silverlink Retail Park and excellent road links via the A19 and Coast Road, offering easy access to Newcastle and surrounding areas.

Entrance Hallway
15'11" x 6'7"

Living Room
17'0" x 9'8"

Dining Kitchen
16'9" x 10'1"

W.C
5'2" x 3'0"

Landing
10'6" x 6'2"

Bedroom
11'3" x 10'3"

Bedroom
12'2" x 8'9"

Bedroom
8'8" x 7'8"

Bathroom
7'10" x 6'1"

Rear Garden

Front Garden

Tenure
Freehold

