



6 Bodmin Close

Battlehill, Wallsend, NE28 9SF

**** PLEASE SUBMIT YOUR BEST AND FINAL OFFER BY 4PM on 03.06.2025****

**** GUIDE PRICE £100,000 - £110,000 ****

**** THREE BEDROOM END TERRACE HOUSE ** CHAIN FREE ** SOME UPDATING REQUIRED ****

**** CLOSE TO SHOPS & BUS SERVICES ** ROAD LINKS TO NEWCASTLE CITY CENTRE & THE COAST ****

**** IDEAL INVESTMENT OPPORTUNITY ** DOWNSTAIRS WC ** GARDEN TO REAR ****

**** FREHOLD ** COUNCIL TAX BAND A ** ENERGY RATING TBC ****

Price Guide £100,000



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• Downstairs WC

• Chain Free - Freehold

Hallway

Entrance door, stairs to the first floor landing, tiling to floor, radiator.

WC

5'2" x 2'11" (1.58 x 0.91)

Double glazed window, WC, wash hand basin, part tiled walls, tiling to floor.

Kitchen Area

9'7" x 8'10" (2.94 x 2.70)

Double glazed window, fitted with a range of wall and base units with work surfaces over, integrated oven and hob, sink unit. Open plan to dining area.

Dining Area

13'6" x 8'1" (4.14 x 2.47)

Laminate flooring, radiator.

Lounge

16'9" x 10'0" (5.11 x 3.07)

Double glazed window, laminate flooring, fireplace and double glazed door to the rear garden.

Landing

Walk-in cupboard housing the boiler.

Bedroom 1

13'4" max x 10'2" (4.07 max x 3.12)

Double glazed window, radiator.

• Three Bedroom End Terrace House

• Close To Local Amenities

• Council Tax Band A

Bedroom 2

14'4" max into alcove x 8'8" (4.38 max into alcove x 2.66)

Double glazed window, radiator.

Bedroom 3

8'8" x 7'8" (2.66 x 2.34)

Double glazed window, radiator.

Bathroom

8'1" x 6'1" (2.48 x 1.86)

Comprising; bath, WC and wash hand basin. Double glazed window, part tiled walls, cupboard.

External

Externally there is a storage area to the front and a garden to the rear.

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>

Broadband: Highest available

Speeds: Download: 1000 Mbps

Upload: 100 Mbps

Mobile Indoor: EE - Likely Three -

Likely 02 - Likhley Vodafone - Likely

Mobile Outdoor: EE - Likely Three -

Likely 02 - Likhley Vodafone - Likely

• Lounge/Dining Room

• Investment Opportunity

• Energy Rating TBC

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:

Yearly chance of flooding:

Rivers and the sea: Very low.

Surface water: Very low.

CONSTRUCTION:

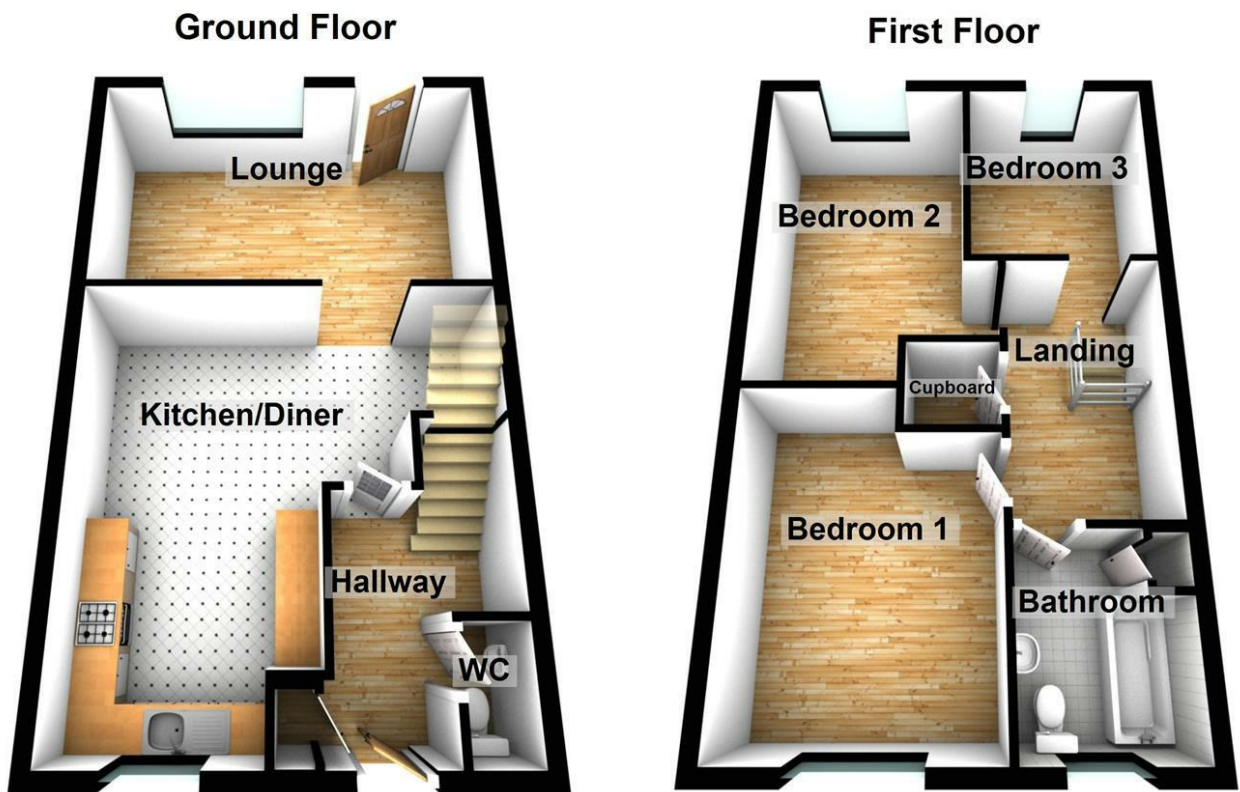
Traditional

This information must be confirmed via our surveyor.





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		