

## 36 Barnstaple Close

Battle Hill, Wallsend, NE28 9AS

**\*\* CHAIN FREE \*\* THREE BEDROOM MID TERRACED HOUSE \*\* SOME UPDATING REQUIRED \*\***

**\*\* GREAT FIRST TIME BUY OR INVESTMENT \*\* FREEHOLD \*\* WESTERLY FACING REAR GARDEN \*\***

**\*\* DOWNSTAIRS WC \*\* UTILITY/STORAGE AREA \*\* COUNCIL TAX BAND A \*\* ENERGY RATING C \*\***

**Offers Over £140,000**



- Chain Free
- Some updating Required
- Council Tax Band A

### Entrance Hallway

UPVC door, radiator.

### Downstairs Cloakroom

Double glazed window, radiator, toilet, wash hand basin.

### Stairs to First Floor

leading to...

### Landing

Access to bedrooms and bathroom

### Kitchen

8'10" x 8'10" (2.69 x 2.69)

Double glazed window, a range of fitted wall and floor units with work surfaces over, sink unit, plumbed for washing machine, radiator.

### Living Room

15'11" x 10'5" (4.85 x 3.18)

Double glazed patio doors leading to and tiled flooring.  
rear garden, radiator, upvc door  
leading to utility/storage area, open plan to dining room

### Dining Room

8'11" x 8'2" (2.71 x 2.50)

Radiator

### Utility/Storage Area

Upvc door leading to rear garden, electricity.

- Three Bedroom Mid Terraced House
- Great First Time Buy or Investment
- Energy Rating C
- Downstairs W.C.
- Westerly Facing Rear Garden
- Freehold

### Bedroom 1

14'10" x 9'0" (4.51 x 2.75)

Double glazed window to the rear aspect, radiator.

### Bedroom 2

13'9" x 8'11" (4.18 x 2.71)

Double glazed window to the front aspect, radiator.

### Bedroom 3

10'1" x 6'9" (3.07 x 2.05)

Double glazed window to the rear aspect, radiator.

### Bathroom

7'9" x 6'6" (2.35 x 1.99)

Double glazed window, radiator, fitted with a white suite comprising toilet, wash hand basin and bath with shower over, part tiled walls with shower over, part tiled flooring.

### External

There is a small paved garden to the

Rivers and the sea: Very low.

front of the property and to the rear a

low maintenance garden with a decked area and artificial lawn.

### 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>

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor and in-home

O2- Good outdoor

Three- Good outdoor, variable in-home

Vodafone - Good outdoor

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

### FLOOD RISK:

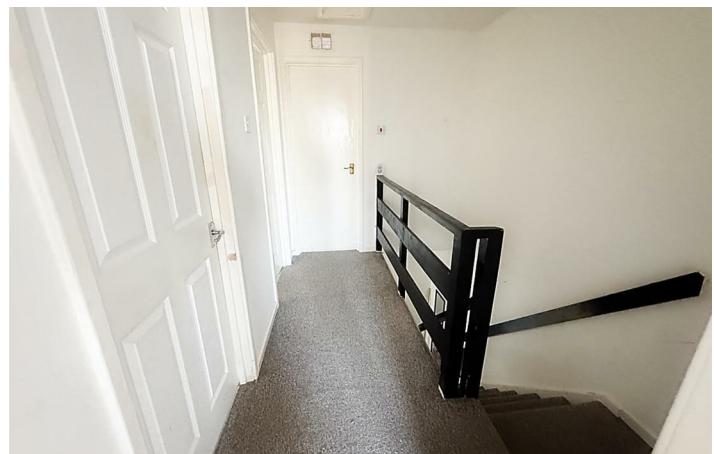
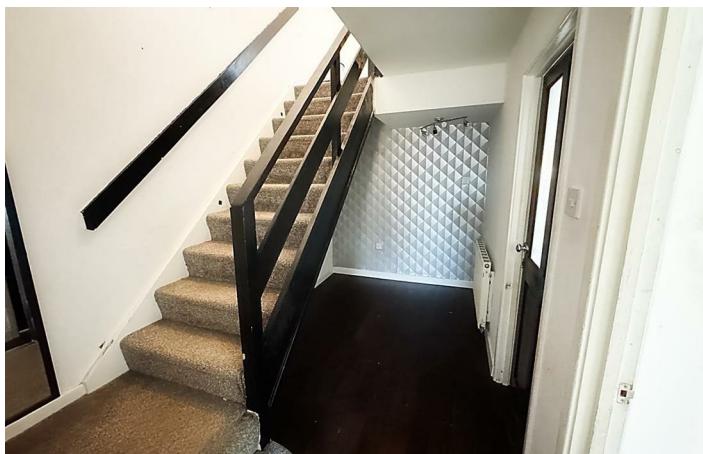
Yearly chance of flooding:

Surface water: Very low.

### CONSTRUCTION:

Traditional

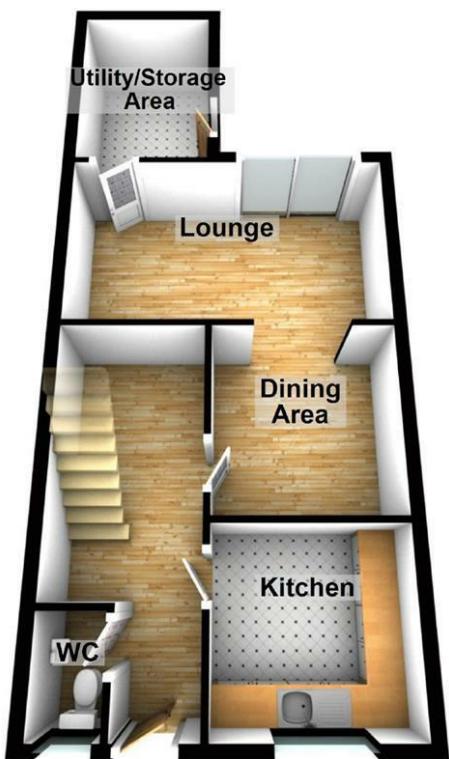
This information must be confirmed via your surveyor and legal representative.





## Floor Plan

### Ground Floor



### First Floor



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	88
(81-91)	B	72
(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	