



15 Battle Hill Drive , Battle Hill, NE28 9EQ

**** THIS PROPERTY IS NOW "SALE AGREED" AND THERE ARE TO BE NO FURTHER VIEWINGS - WE WOULD LOVE TO HEAR FROM YOU IF YOU HAVE A PROPERTY TO SELL AND WANT ONE OF OUR "GONE" BOARDS TOO! ****

Nicely set back overlooking a grassed area to the front is this three-bedroom semi-detached house. The property has an OPEN PLAN LIVING AREA with a recently refitted MODERN KITCHEN, there is a SUPERB GARDEN to the rear which is low maintenance together with space for OFF STREET PARKING, and the bathroom has also been recently refitted.

The property is conveniently placed for local amenities and is just a short stroll to the nearby shopping centre, there are bus services into the town centre as well as road links to the A1058 Coast Road and the A19.

On the ground floor, there is a porch, hallway, and an open plan kitchen and lounge. there are three bedrooms on the first floor as well as a family bathroom. Externally there are gardens to both the front and rear. Council tax band C. Energy rating C. FREEHOLD.

Offers Over £159,950

15 Battle Hill Drive

, Battle Hill, NE28 9EQ



- Three Bedrooms
- Refitted Bathroom
- Freehold
- Open Plan Living Area
- Low Maintenance Rear Garden
- Energy Rating B
- Modern Kitchen
- Off Street Parking

The Property Comprises

Porch

Hallway

Kitchen Area

13'11" x 11'7" (4.23 x 3.53)

Lounge Area

14'8" x 11'5" (4.48 x 3.48)

Additional Image

Landing

Bedroom 1

12'8" to robe x 9'7" (3.87 to robe x 2.92)

Bedroom 2

9'9" x 8'0" (2.98 x 2.43)

Bedroom 3

6'8" x 6'5" (2.04 x 1.96)

Bathroom

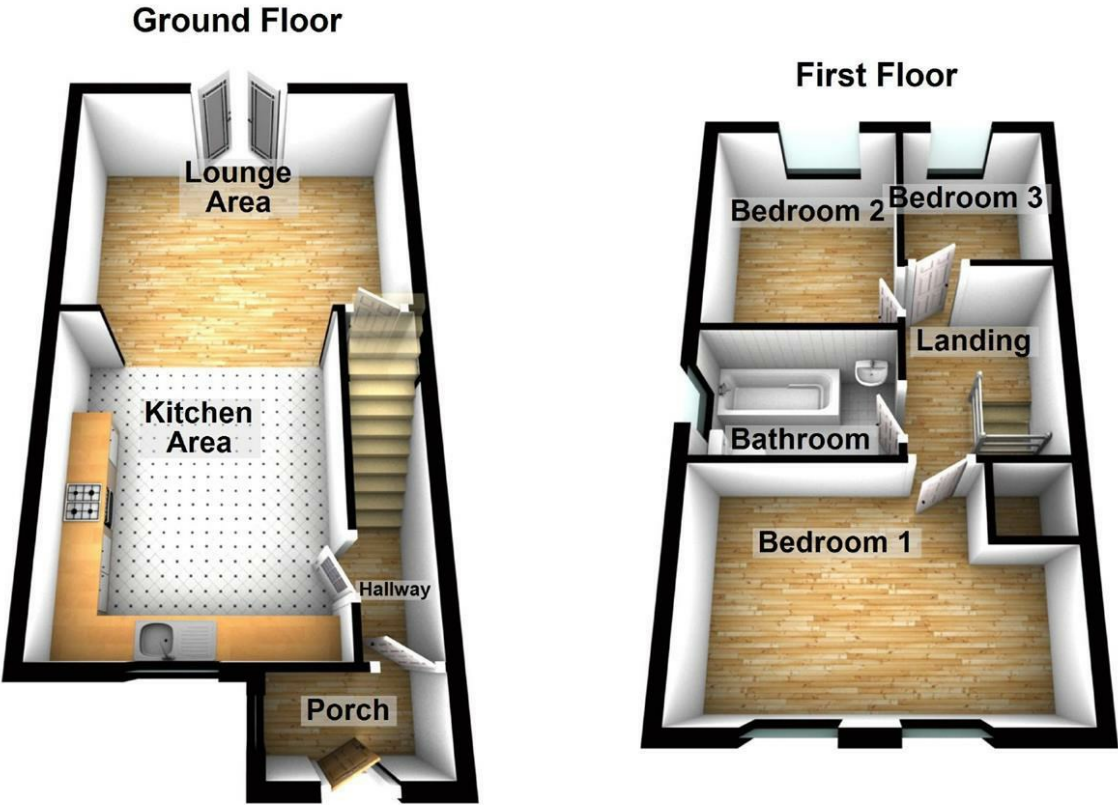
8'4" x 5'4" (2.53 x 1.62)

External

Directions



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		91
(81-91) B	77	
(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	