

74 Broomfield Avenue

Battle Hill, Wallsend, NE28 9AE

** THREE BEDROOM MID LINK HOUSE ** DETACHED GARAGE ** SOUTH FACING REAR GARDEN **

** NEW WINDOWS 2023 ** REWIRED & NEW BOILER 2020 ** MODERN KITCHEN/DINER **

** ROAD LINKS TO THE A1058 COAST ROAD ** NEARBY SCHOOLS & SHOPPING FACILITIES **

** GREAT 1ST BUY ** FREEHOLD ** COUNCIL TAX BAND B ** ENERGY RATING C **

£170,000



- Three Bedroom Mid Terrace House

- South Facing Rear Garden

- Freehold Entrance

Glazed composite entrance door, stairs to the first floor landing, laminate flooring, radiator.

Lounge

3.69 x 4.37

Double glazed window, laminate flooring, radiator.

Kitchen/Diner

17'5" x 10'8" (5.31 x 3.27)

Fitted with wall and base units with work surfaces over, integrated oven and hob with extractor hood over and sink unit. Double glazed window, laminate flooring, radiator and external door leading to the rear.

Landing

Storage cupboard, access to the loft.

Bedroom 1

3.74 x 2.90

Double glazed window, radiator.

Bedroom 2

2.70 x 2.88

Double glazed window, radiator.

Bedroom 3

2.71 x 2.35

Double glazed window, radiator.

- Modern Kitchen/Diner

- New Windows 2023

- Council Tax Band B

Bathroom

1.75 x 2.33

Comprising; bath with shower over, WC and wash hand basin. Double

glazed window, part tiled walls.

External

Externally there is a garden to the front which is laid to lawn. The rear garden is south facing and is paved for low maintenance. There is a detached garage to the rear which has direct access from the garden.

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: 50 Mbps

Mobile Indoor: EE - Likely Three -

Limited 02 - Limited Vodafone -

Limited

Mobile Outdoor: EE - Likely Three -

Likely 02 - Likely Vodafone - Likely

- Detached Garage To Rear

- Rewire & New Boiler 2020

- Energy Rating C

purchase the property.

FLOOD RISK:

Yearly chance of flooding:

Rivers and the sea: Very low.

Surface water: Very low.

CONSTRUCTION:

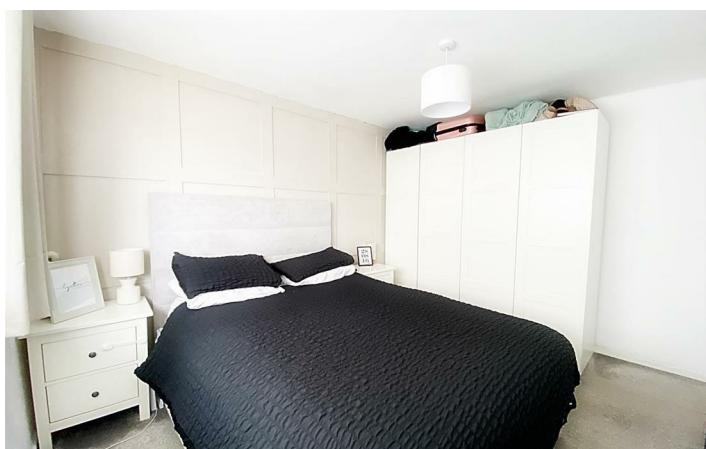
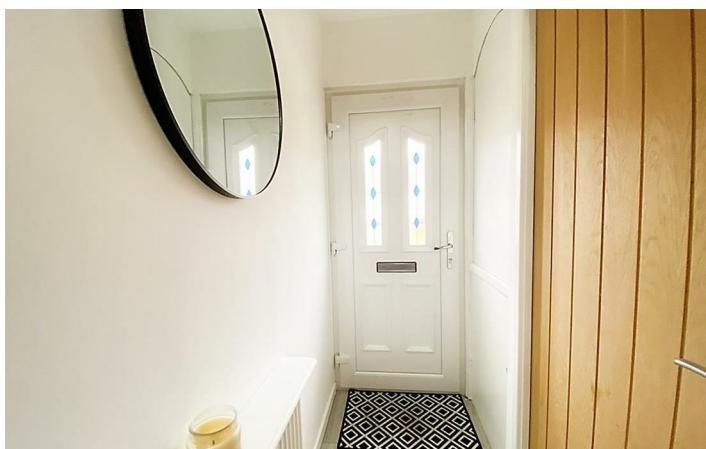
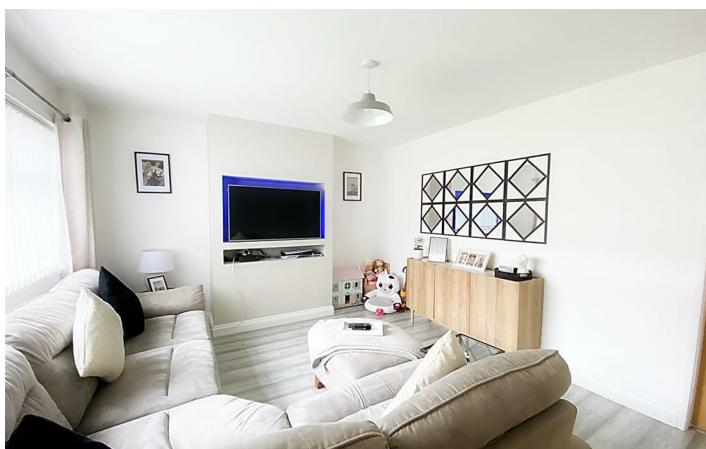
Traditional

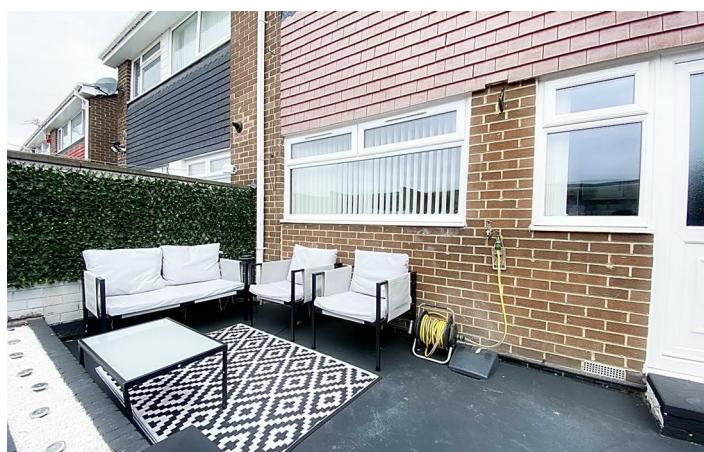
This information must be confirmed via our surveyor.

We recommend potential

purchasers contact the relevant

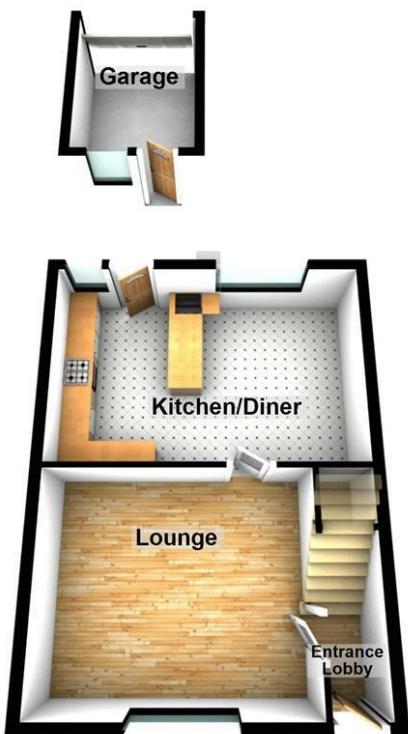
suppliers before proceeding to





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		75
(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	