

## 45 Milfield Avenue Battle Hill, Wallsend, NE28 9JF

\*\* STUNNING FOUR BEDROOM DETACHED HOUSE ON A GENEROUSLY SIZED PLOT \*\* CHAIN FREE \*\*

\*\* SUPERB OPEN PLAN KITCHEN, DINING, FAMILY ROOM WITH WOOD BURNING STOVE FIRE \*\*

\*\* STUDY/PLAYROOM \*\* DOWNSTAIRS WC \*\* EN-SUITE TO MASTER \*\* SPACIOUS BATHROOM \*\*

\*\* LOVELY GARDENS WITH AMPLE SPACE FOR PARKING \*\* GARDEN ROOM & STORAGE TO REAR \*\*

\*\* WORKSHOP \*\* SPACIOUS FAMILY HOME \*\* FREEHOLD \*\* COUNCIL TAX BAND D \*\* EPC TBC \*\*

**Price £480,000**



- Detached House - Four Good Size Bedrooms
- Spacious Kitchen/Dining/Family Room
- Great Family Home - Chain Free Porch
- En-Suite To Master & Spacious Family Bathroom
- Garden Room- Workshop & Storage To Rear
- Freehold - Council Tax Band D Downstairs WC
- Downstairs WC - Three Reception Rooms
- Generous Size Plot With Lovely Gardens & Ample Parking Space
- Energy Rating TBC Workshop

Double glazed entrance door with windows 7'1" x 4'11" (2.18 x 1.51) to the side, tiling to floor, inner door leading WC and wash hand basin with built-under storage, tiling to floor, ladder style radiator.

#### Hallway

Stairs to the first floor landing, tiling to floor, Access to bedrooms and family bathroom.

#### Landing

#### External

To the front of the property there is a lovely garden which is laid to lawn together with planted beds. There is also a block paved driveway providing ample space for off street parking. The rear gardens is generous in size and has artificial grass, paved patio areas and planted beds. There is also a gate to the rear.

#### Study/ Play Room

11'0" x 7'1" (3.37 x 2.18)

Double glazed window, tiling to floor, radiator.

#### Bedroom 1

21'5" x 8'8" (6.55 x 2.65)

Double glazed windows, fitted wardrobes and drawers, radiator.

#### 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>

#### Lounge

13'2" x 12'5" + bay (4.02 x 3.80 + bay)

Double glazed window, fireplace with stove with built-under storage, fire, coving to ceiling, radiator.

#### Bedroom 2

12'3" x 11'3" (3.75 x 3.44)

Double glazed window, fitted wardrobes and drawers, radiator.

EE-Good outdoor and in-home

O2-Good outdoor

Three-UK-Good outdoor and in-home

Vodafone-Good outdoor, variable in-home

#### Kitchen Area

16'8" x 11'8" (5.09 x 3.57)

Fitted with a range of wall and base units with work surfaces over and central island, range style cooker, integrated fridge and freezer, sink unit. Double glazed window, spotlights to ceiling, external door to the rear garden.

#### Bedroom 3

13'0" x 7'2" (3.97 x 2.20)

Double glazed window, cupboard, radiator.

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

#### Bedroom 4

8'6" x 7'1" (2.60 x 2.16)

Double glazed window, radiator.

#### FLOOD RISK:

Yearly chance of flooding:

Rivers and the sea: Very low.

Surface water: Very low.

#### Family Area

24'0" x 8'0" + 11'10" x 10'2" (7.32 x 2.46 + 3.61 x 3.11)

A spacious open plan area with wood burning stove fire, double glazed window, walk in cupboard that could be used as a small office, tiling to floor, double glazed window.

#### Family Bathroom

16'6" x 5'4" (5.04 x 1.65)

Comprising; bath, separate shower cubicle, WC and wash hand basin with built-under storage. Double glazed windows, panelling and spotlights to ceiling, tiling to walls and floor, ladder style radiator.

#### CONSTRUCTION:

Traditional

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

#### Dining Area

11'8" x 8'8" (3.57 x 2.66)

Double glazed French doors leading out to the rear garden, double glazed window to the side, tiling to floor, double glazed skylight window and spotlights to ceiling.

#### Garden Room

16'6" x 15'0" (5.03 x 4.59)

Formerly part of a double garage with stove fire and WC.

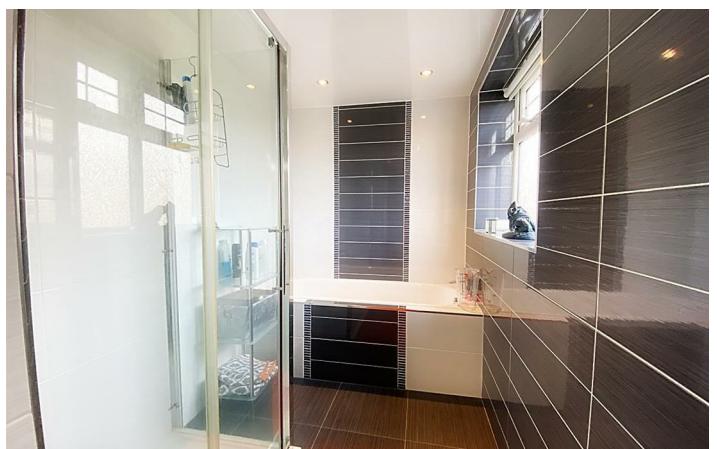
#### Storage

Situated to the rear, formerly part of a double garage,



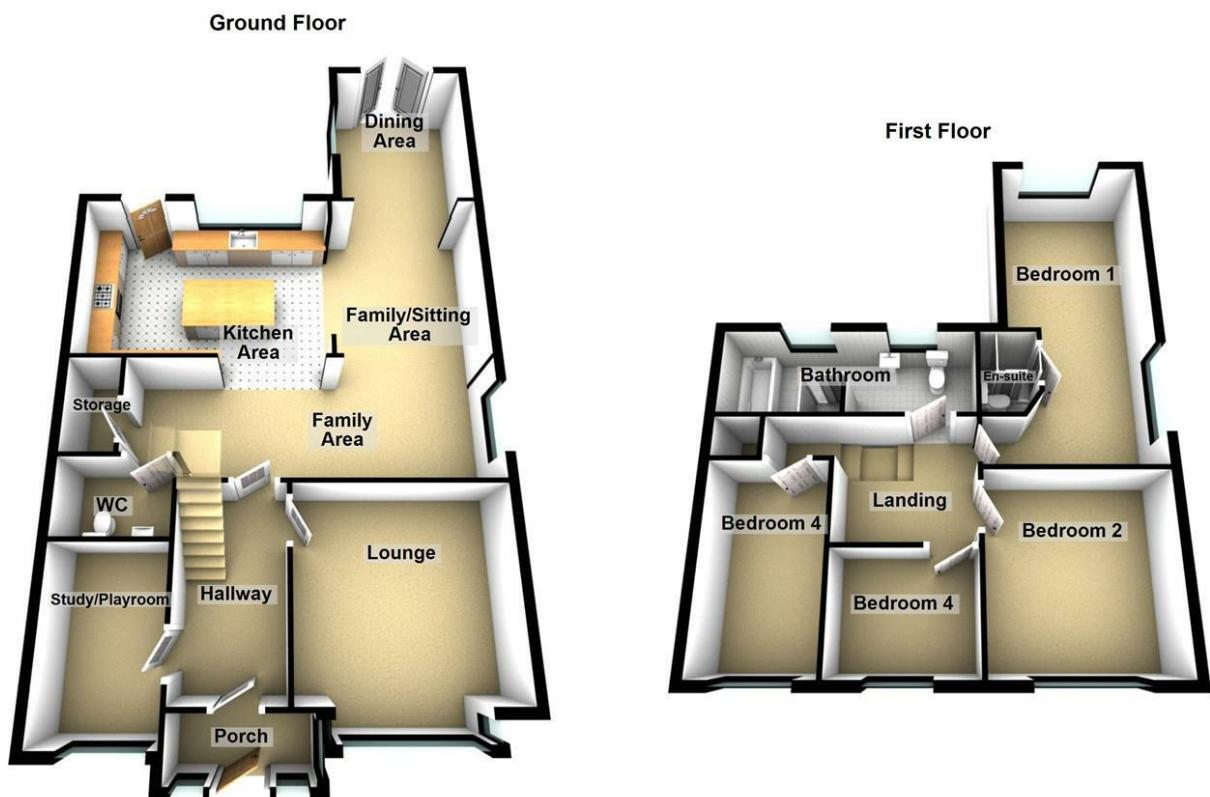
<https://www.next2buy.com>







## 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	