



## 170 Blackhill Avenue Battle Hill, Wallsend, NE28 9XS

\*\* SOUTH FACING REAR GARDEN \*\* THREE BEDROOMS \*\* GREAT FIRST BUY \*\*

\*\* CLOSE TO LOCAL AMENITIES \*\* SILVERLINK RETAIL PARK 0.5 MILES \*\*

\*\* RISING SUN COUNTRY PARK 1.3 MILES \*\* TYNEMOUTH PRIORY AND BEACH 5 MILES AWAY \*\*

\*\* COUNCIL TAX BAND A \*\* FREEHOLD \*\* ENERGY RATING TBC \*\* BUILDERS PART EXCHANGE \*\*

Price £115,000



- South Facing Rear Garden
- 5 miles from Coast

- Council Tax Band A

#### Entrance Porch

9'5" x 5'7" (2.88 x 1.72)

Double glazed door and window, laminate flooring, access to hallway

#### Hallway

10'11" x 2'10" (3.33 x 0.87 )

Radiator, two storage cupboards, stairs to first floor.

#### Kitchen/Dinner

18'2" x 9'9" (5.54 x 2.99 )

Double glazed window, fitted with range of wall and floor units with complimentary worktops, range style cooker with overhead extractor hood, sink, plumbed for washing machine, radiator, laminate flooring.

#### Lounge

15'2" x 10'7" (4.63 x 3.24)

Double glazed patio doors into rear garden, radiator.

#### Stairs to First Floor & Landing

Storage cupboard, access to ..

#### Bedroom 1

14'1" max x 9'5" (4.30 max x 2.89)

Double glazed window, radiator

#### Bedroom 2

12'11" x 9'5" (3.95 x 2.89)

Double glazed window, radiator sliding door wardrobe.

- Freehold
- Close to Local Amenities and Transport Links

- Energy Rating TBC

#### Bedroom 3

9'8" x 5'9" (2.96 x 1.77)

Double glazed window, radiator

#### Bathroom

Double glazed window, radiator, WC, wash hand basin, bath and shower cubicle. Fully tiled walls and floor.

#### External

To front of the property there is a low maintenance paved garden. The rear is mostly laid to lawn, with patio area and fenced perimeter.

#### 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, variable in-home  
Three- Good outdoor, variable

- Great First Buy
- Three Bedrooms

- Rental Potential £875 PCM in-home

Vodafone - Good outdoor, variable in-home

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

#### FLOOD RISK:

Yearly chance of flooding:

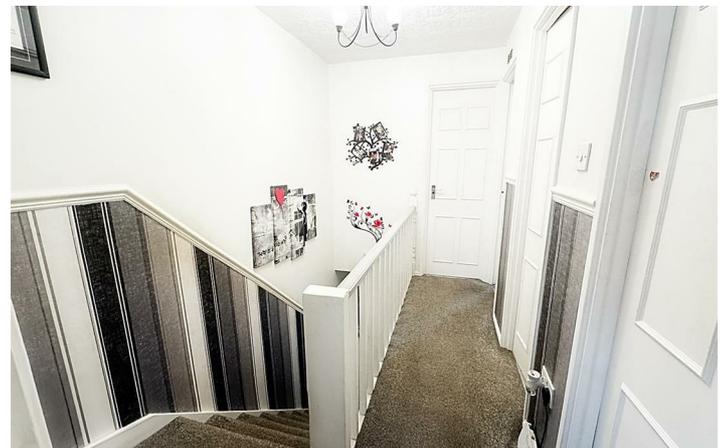
Surface water: Very low.

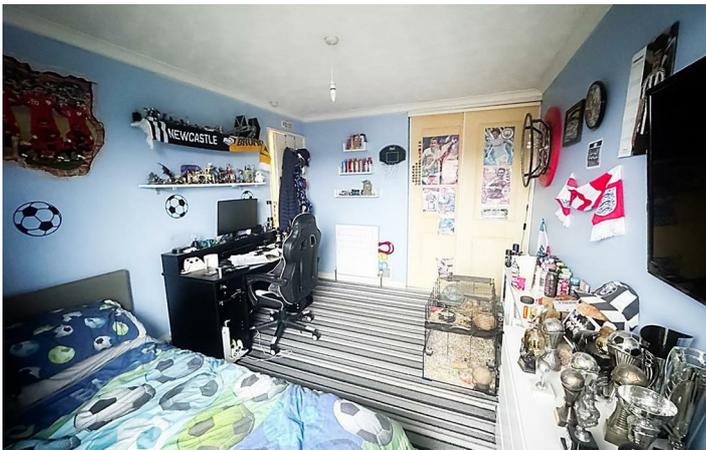
Rivers and the sea: Very low.

#### CONSTRUCTION:

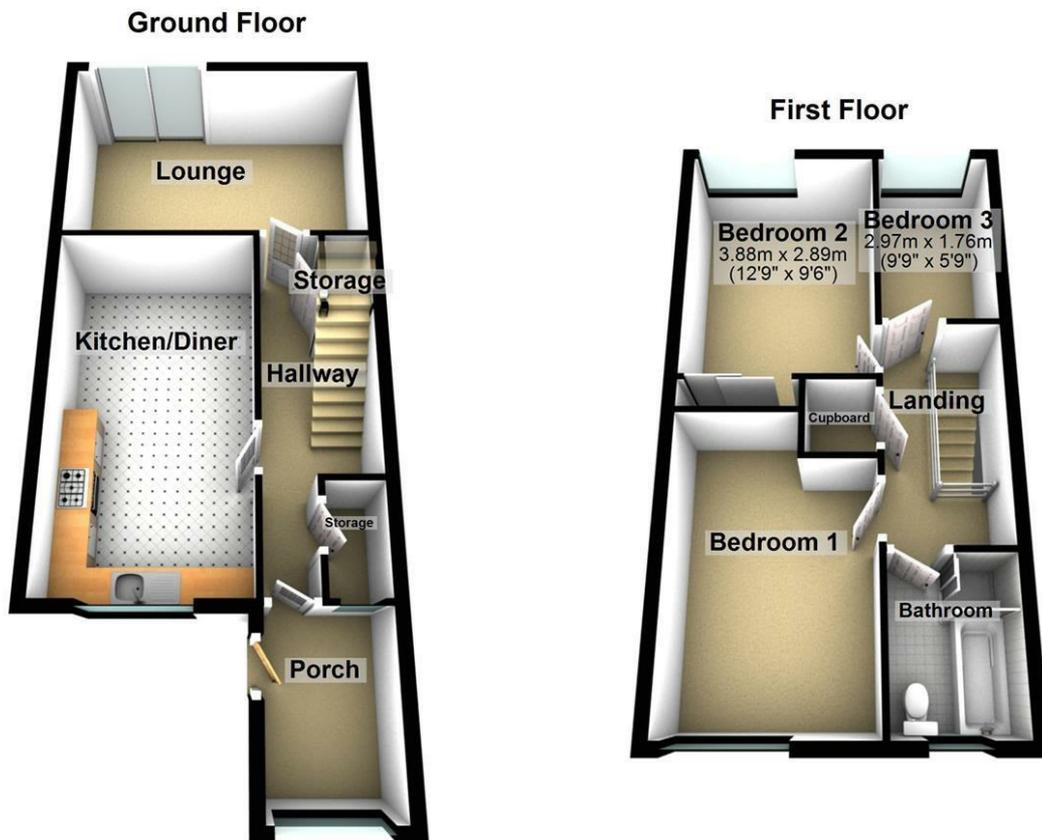
Traditional.

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





# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	