

18 Broomfield Avenue

Battle Hill, Wallsend, NE28 9AD

** This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us. **

** BEAUTIFULLY PRESENTED THREE BEDROOM END LINK HOUSE ** GARAGE IN BLOCK AT REAR **

** CONSERVATORY ** LOW MAINTENANCE REAR GARDEN ** MODERN KITCHEN/DINER **

** GREAT 1ST BUY ** ROAD LINKS TO THE A1058 COAST ROAD ** FREEHOLD **

** NEARBY SCHOOLS & SHOPPING FACILITIES ** COUNCIL TAX BAND B ** ENERGY RATING D **

Offers Over £175,000



- Beautifully Present Three Bedrooms End Link House

- Ready to Move into

- Council Tax Band B

Porch
7'10" x 3'4" (2.40 x 1.02)

Double glazed entrance door, inner door leading into the property.

Hallway

Cupboard, stairs to the first floor landing.

Lounge

13'9" x 11'10" (4.21 x 3.61)

Kitchen/Diner

17'6" x 11'1" (5.34 x 3.39)

Fitted in 2023 with wall and base units, countertops, cooker tap, integrated oven, microwave and hob. Double glazed door leading in conservatory and also door leading into rear garden from dining area with storage cupboard.

Conservatory

9'3" x 6'8" (2.82 x 2.04)

Double glazed, door leading into rear garden

Stairs to first floor and landing

Access to loft, bathroom and three bedrooms.

Bedroom 1

11'11" x 10'5" (3.64 x 3.18)

Double Glazed window, radiator

- Great First Time Buy

- Close to Local Amenities, Schools, Transport Links and Major Roads

- Energy Rating D

Bedroom 2

10'5" x 8'11" to robe (3.19 x 2.74 to robe)

Double glazed windows, radiator and built in wardrobes.

Bedroom 3

8'9" x 7'10" (2.68 x 2.39)

Double glazed window, radiator.

Bathroom

7'8" x 5'8" (2.34 x 1.74)

Double glazed window, ladder style radiator, WC, vanity unit wash hand basin, bath with overhead shower, panelled walls.

External

There are gardens to both the front and rear as well as a garage which is situated in a block at the rear of the property.

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: 1000 Mbps

Mobile Indoor: EE - Likely Three -

- Conservatory

- Popular Location

- Freehold
Likely 02 - LKLY Vodafone - Likely
Mobile Outdoor: EE - Likely Three -
Likely 02 - LKLY Vodafone - Likely

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

FLOOD RISK:

Yearly chance of flooding:

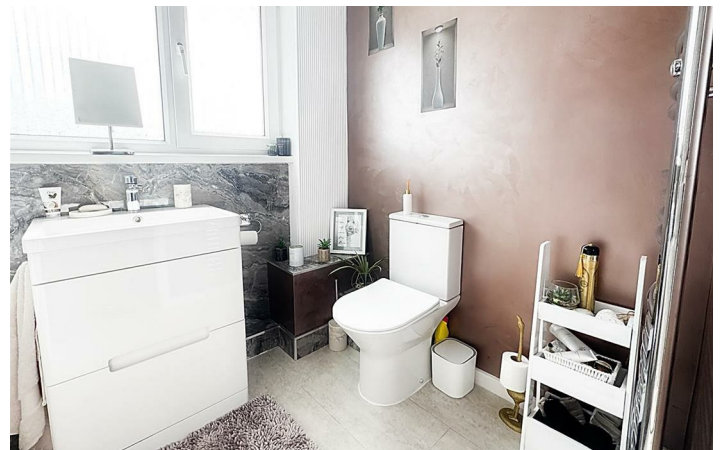
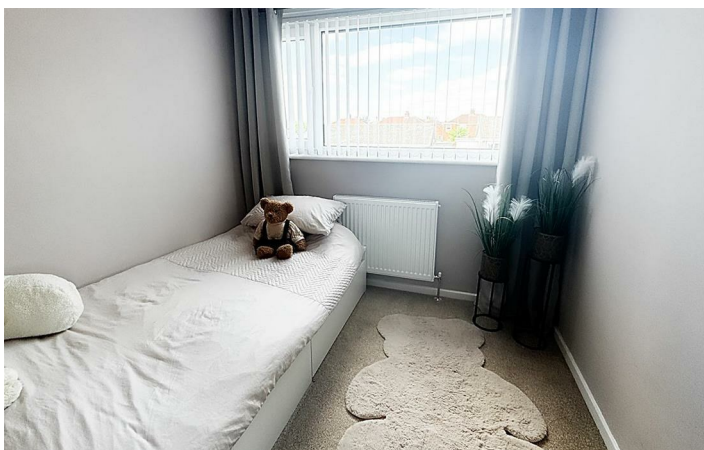
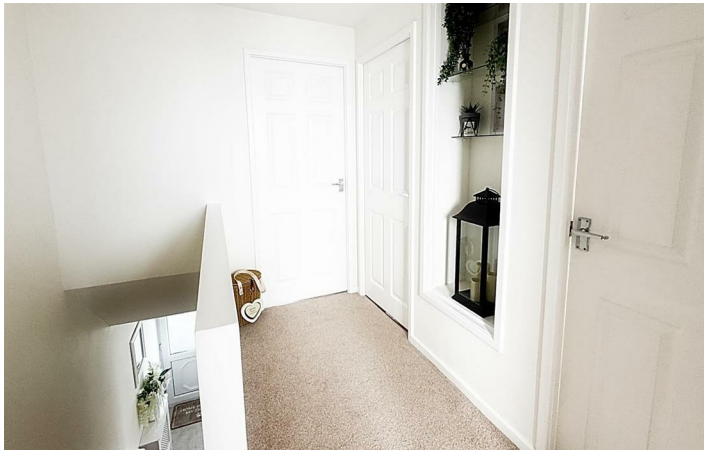
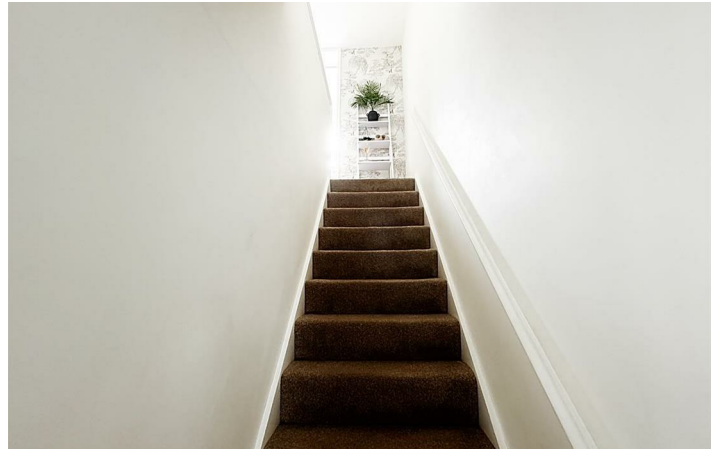
Rivers and the sea: Very low.

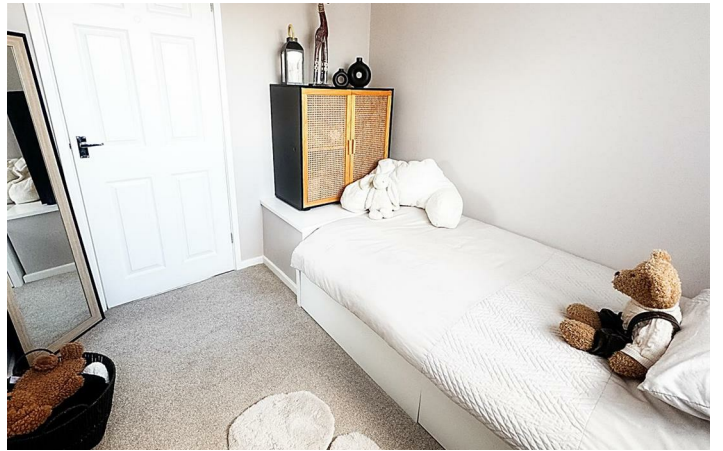
Surface water: Very low.

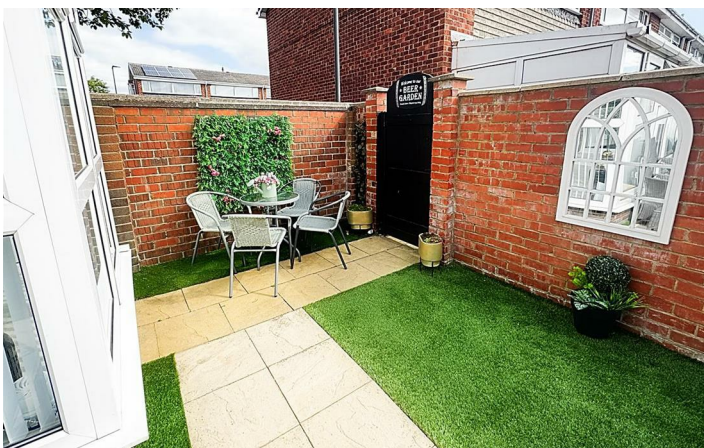
CONSTRUCTION:

Traditional - Non Standard Construction.

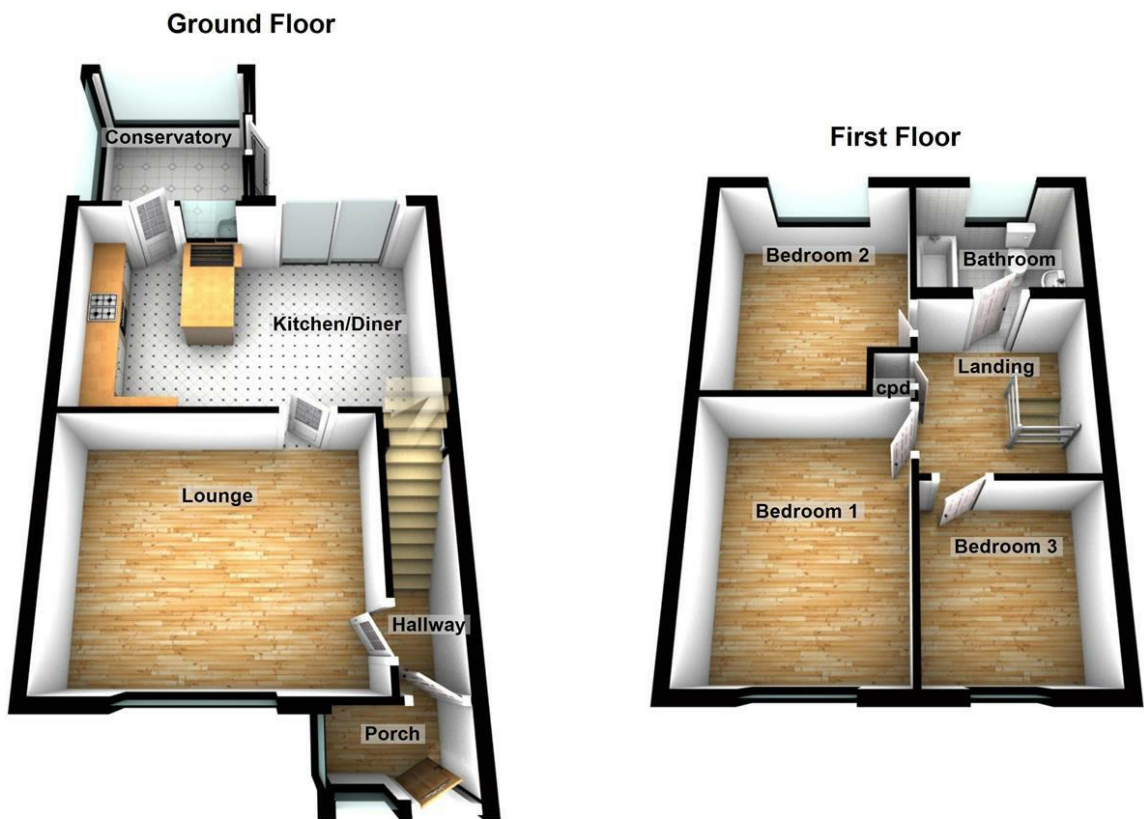
This information must be confirmed via our surveyor.







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	<div>58</div>	<div>81</div>
(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 