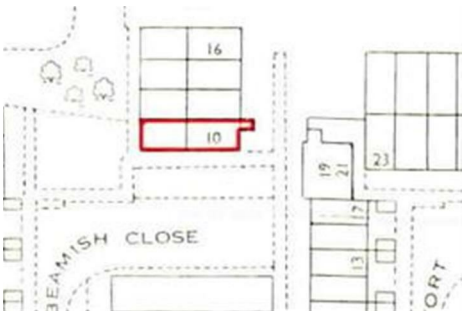
next2buy property retailers make the next step easy








# 10 Beamish Close

## Battle Hill, Wallsend, NE28 9AL

• THREE BEDROOM END OF TERRACE HOUSE • MODERN KITCHEN & BATHROOM • DOWNSTAIRS WC •

• IDEAL FIRST TIME BUY • WESTERLY ASPECT TO REAR WITH OUTBUILDING FOR STORAGE •

• NEARBY SHOPPING FACILITIES • EXCELLENT ROAD LINKS • FREEHOLD • COUNCIL TAX BAND A •

• ENERGY RATING C •

## Offers Over £160,000

3 1 1 C

- Three Bedroom End Terrace House
- Lounge/ Dining Area
- Council Tax Band A
- Modern Kitchen & Bathroom
- Westerly Aspect To Rear
- Freehold
- Downstairs WC
- Great First Buy
- Energy Rating C

## Porch

Double glazed entrance door with windows to the side, inner door leading into the hallway.

## Hallway

Stairs to the first floor landing with built under storage, additional storage cupboard and radiator.

## WC

1.55 x 1.01

WC and wash hand basin with built-under storage, double glazed window.

## Kitchen

2.72 x 2.60

Fitted with a modern range of wall and base units with work surfaces over and sink unit, integrated oven, microwave and hob, double gwindow.

## Dining Area

2.71 x 2.41

Double doors leading into the kitchen, radiator, open to lounge area.

## Lounge

4.83 x 3.17

Double glazed French doors leading out to the rear, radiator and internal door leading to the rear lobby.

## Landing

Access to the loft which is part boarded and has pull down ladders and lighting.

## Bedroom 1

4.36 x 2.79

Double glazed window, radiator.

## Bedroom 2

4.17 x 2.81

Double glazed window, radiator.

## Bedroom 3

3.19 x 1.92

Double glazed window, radiator.

## Bathroom

2.28 x 1.86

Comprising; bath with shower over, WC and wash hand basin, double glazed window, tile effect panelling to walls,

## Rear Lobby

There is a rear lobby which has access to an outbuilding and door leading to the rear garden.

## External

Externally there is a westerly aspect garden to the rear which is block paved for low maintenance.

## 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

EE-Good outdoor and in-home
O2-Good outdoor
Three-UK-Good outdoor, variable in-home
Vodafone-Good outdoor

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.


DAD






DAD





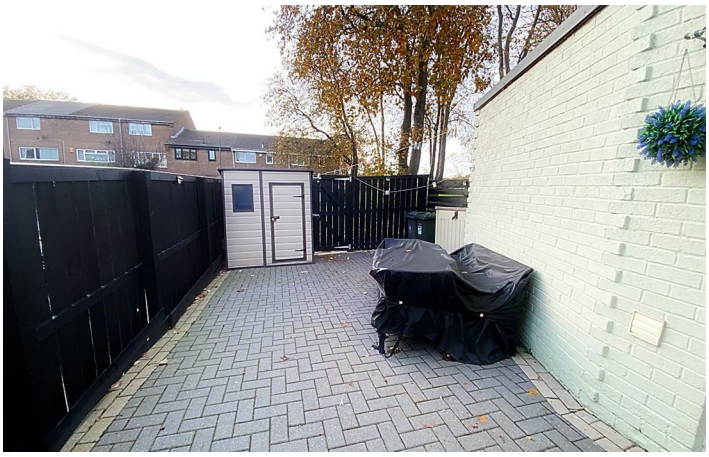




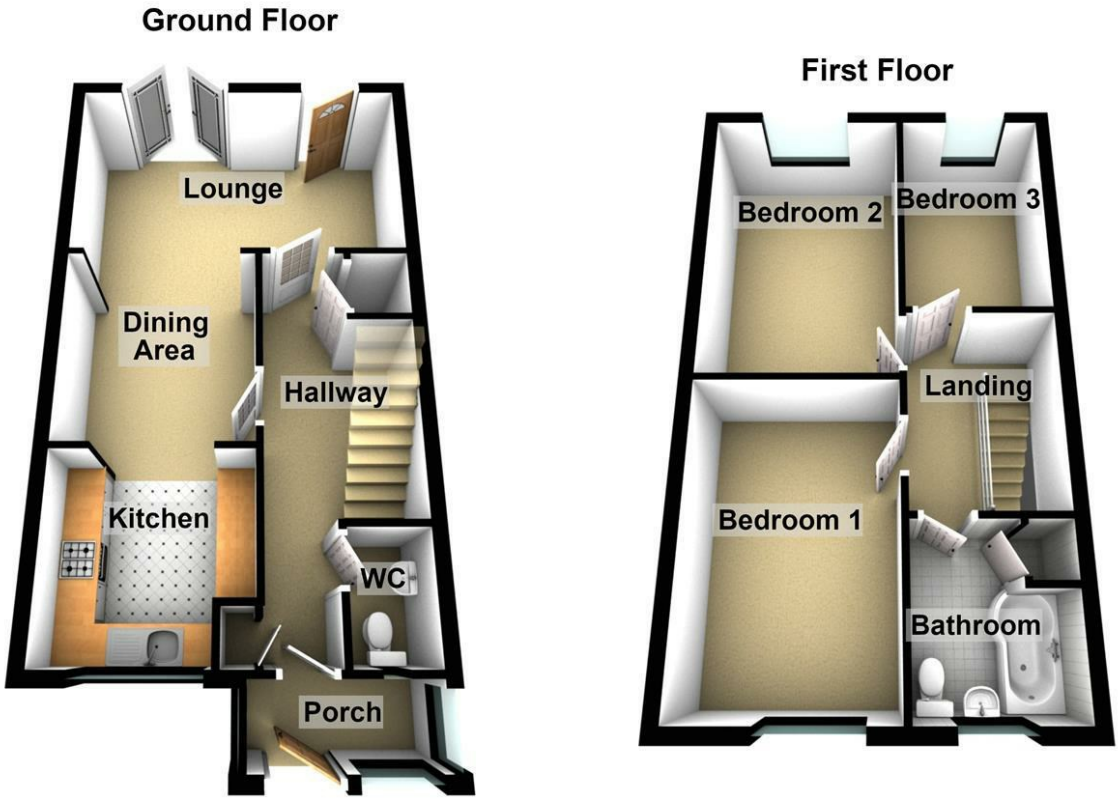




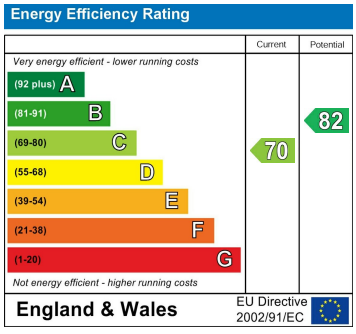




## Floor Plan




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.




136 - 138 Station Road, Wallsend, Tyne & Wear, NE28 8QT
Tel: 0191 295 3322 Email: info@next2buy.com https://www.next2buy.com