



3 bed semi-detached house to buy in NE28

Battle Hill Drive, Wallsend, Wallsend, Tyne & Wear, NE28 9EQ

£195,000

 x3  x2  x1

Tenure

Freehold

Property features

- ✓ Three-bedroom semi-detached
- ✓ Spacious main bedroom with en-suite shower room
- ✓ Downstairs W.C
- ✓ Vacant with no onward chain
- ✓ EPC Rating C

Off Street parking

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Alia Saidan
Branch Manager
Wallsend

0191 2345681
wallsend@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

This attractive three-bedroom semi-detached home on Battle Hill Drive, Wallsend. Offering accommodation across three floors, an en-suite to the main bedroom and an inviting rear garden, the property is offered vacant with no onward chain.

The ground floor comprises a kitchen/diner with a range of fitted units and space for family dining, a downstairs WC and a welcoming living room. French doors connect the living room to the rear garden, creating a lovely space for relaxing and entertaining.

On the first floor are two bedrooms and the family bathroom, alongside a useful dressing and storage room providing access to the second floor. The top floor offers a spacious main bedroom with a dormer window, additional dressing space and an en-suite shower room.

Externally, the attractive brick frontage is complemented by established trees and greenery, with a footpath leading to the front door. To the rear, the enclosed garden features decked seating areas, a raised dining space and a pergola-covered area adjoining the house.

Situated in the popular residential area of Battle Hill, the property is well placed for local shops, schools and everyday amenities. Road connections to the Coast Road and A19 provide access towards Newcastle city centre, the coast and surrounding areas, making the location appealing to families and commuters alike.

Viewings are highly recommended to appreciate the accommodation on offer. Please contact Pattinson's Wallsend branch to arrange your appointment.

Council Tax Band: B

Tenure: Freehold

Price: £195,000

Property Type: Semi-detached house

Parking: Off Street

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

External

An attractive brick-built frontage complemented by established trees and greenery, with a footpath leading to the front door.



Living Room

3.73m x 4.50m (12'2" x 14'9")

A welcoming living room with wood-effect flooring and French doors opening onto the rear garden, allowing plenty of natural light into the room.



Kitchen

3.53m x 3.93m (11'6" x 12'10")

Fitted with a range of wood-effect wall and base units, contrasting work surfaces and tiled splashbacks. Includes a stainless-steel sink and drainer, built-in oven, dishwasher and gas hob, with space for appliances and a dining table. A rear-facing window provides natural light.



Downstairs W/C

1.01m x 1.51m (3'3" x 4'11")

Fitted with a low-level WC and wash hand basin with tiled splashback. Finished with patterned flooring and a radiator.



Garden

An enclosed rear garden featuring decked seating areas, a raised dining space and a gravelled section. A pergola provides a covered seating area adjoining the house, creating space for relaxing and outdoor entertaining.



Bedroom 2

2.87m x 4.46m (9'4" x 14'7")

A well-proportioned double bedroom with neutral décor and carpeted flooring, complemented by a window providing natural light and a radiator. There is space for a double bed and storage furniture, alongside a desk area ideal for studying or working from home.



Bedroom 3

2.42m x 2.97m (7'11" x 9'8")

A comfortable bedroom with neutral décor and a window providing natural light. The room accommodates a bed, storage furniture and a desk, offering a versatile space for use as a bedroom, guest room or home office.



Bathroom

2.41m x 1.67m (7'10" x 5'5")

Fitted with a panelled bath, pedestal wash hand basin and low-level WC. Finished with tiled splashbacks, patterned flooring, a radiator and a window.



Hallway Room

1.78m x 1.95m (5'10" x 6'4")

A useful dressing and storage room with a window and carpeted flooring, providing access to the staircase leading to the second-floor bedroom.



Bedroom 1

4.49m x 5.40m (14'8" x 17'8")

A spacious double bedroom featuring a dormer window and sloping ceilings. The room also offers a dressing area and access to the en-suite shower room.

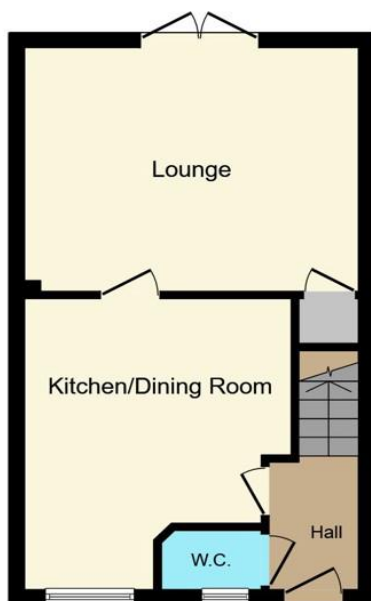


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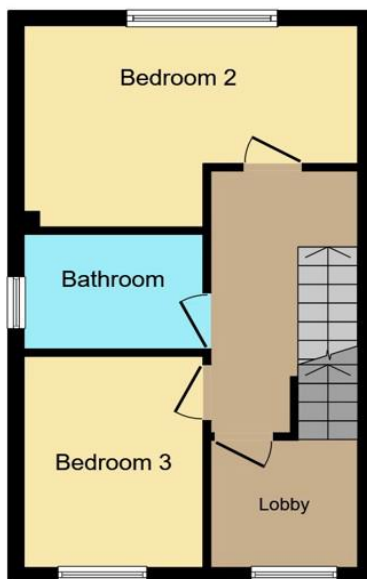
2.32m x 1.78m (7'7" x 5'10")

Fitted with an enclosed shower cubicle, pedestal wash hand basin and low-level WC. Features tiled splashbacks, patterned flooring and a roof window providing natural light.

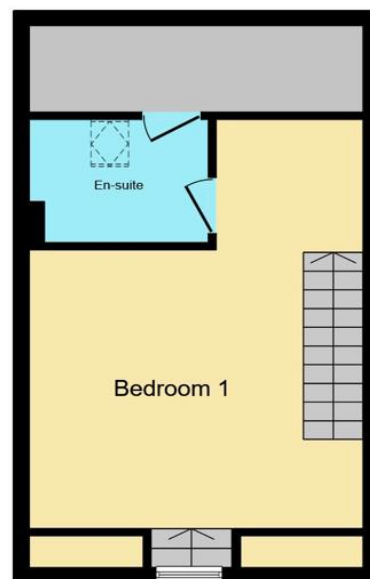




Ground Floor



First Floor



Second Floor

Total floor area: 103.1 sq.m. (1,110 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Battle Hill Drive, Wallsend, Wallsend, Tyne & Wear, NE28 9EQ

Contact your local branch today for more information on this property:

157 High Street East, Wallsend, Newcastle Upon Tyne, Tyne & Wear, NE28 7RL, Tel: 0191 2345681, wallsend@pattinson.co.uk, www.pattinson.co.uk

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