

27 Bristol Drive, Battle Hill



Offers around £169,950

We are delighted to offer for sale this FREEHOLD semi detached house which has THREE GOOD SIZED BEDROOMS. The home offers well presented accommodation that is arranged over three floors and is being sold with NO ONWARD CHAIN involved.

The property is situated within close proximity of shops, schools and bus services into the town centre as well as road links to the A19 and A1059 Coast Road.

To the ground floor there is an entrance hallway, CLOAKS/WC, kitchen/diner and lounge, whilst the first floor landing gives access to two bedrooms, family bathroom and a STUDY AREA. The master bedroom is situated on the second floor this is a spacious room which has an EN-SUITE SHOWER/WC.

Externally there is a garden to the front, rear garden with access to a single GARAGE together with SPACE FOR PARKING. Council tax band B. Energy rating C. To arrange a viewing call next2buy on 0191 2953322.

136/138 station road
wallsend, NE28 8QT
www.next2buy.com
info@next2buy.com

tel: 0191 295 3322
fax: 0191 295 3344



The Property Comprises

Hallway

Double glazed composite entrance door, stairs to the first floor landing.

Cloaks/WC

4'9" x 3'4" (1.45 x 1.01) Low level WC, wash hand basin, radiator.



Kitchen/Diner

13'7" max x 11'6" (4.15 max x 3.50) Fitted with a range of wall and base units with work surfaces over, integrated oven and hob, sink unit, tiled splash backs. Laminate flooring, double glazed window, radiator.



Lounge

14'8" x 11'5" (4.48 x 3.49) Double glazed French doors leading out to the rear garden, cupboard, radiator.



First Floor Landing

Access to bedrooms two and three, access to bathroom.

Bedroom 2

14'9" x 9'6" max (4.50 x 2.90 max) Double glazed window, radiator.



Bedroom 3

10'2" x 7'11" (3.10 x 2.42) Double glazed window, radiator.



Family Bathroom

7'10" x 5'5" (2.40 x 1.65) Comprising; bath, low level WC, wash hand basin. Double glazed window, radiator.



Study Area

6'7" x 6'4" (2.00 x 1.92) Double glazed window, radiator, stairs to the master bedroom.



Master Bedroom

19'4" max x 14'10" max (5.89 max x 4.51 max)
Double glazed window, radiators, access to the en-suite.



En-Suite

7'7" x 5'9" (2.32 x 1.74) Comprising; shower cubicle, low level WC, wash hand basin. Tiling to walls and floor, radiator, storage cupboard. Double glazed Velux style window.

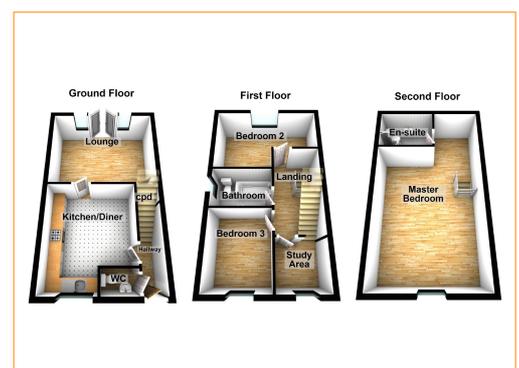


External

Externally there is a garden to the front which is laid to lawn. The rear garden is laid to lawn together with a fenced perimeter and access to the garage. There is also an allocated parking space at the rear.

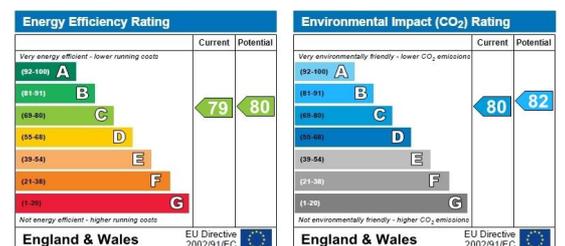


FLOOR PLANS



These plans are intended as a guide only, they are NOT TO SCALE. They are provided to give an overall impression of room layout and should not be taken as being scaled drawings.

ENERGY EFFICIENCY AND ENVIRONMENTAL IMPACT



VIEWING ARRANGEMENTS

To arrange a viewing, please call 0191 2953322 or e-mail us; info@next2buy.com

Open Hours;

Monday 9am - 6pm

Tuesday 9am - 6pm

Wednesday 9am - 6pm

Thursday 9am - 6pm

Friday 9am - 6pm

Saturday 9am - 6pm

N/B The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

VIEWING APPOINTMENT

TIME

DAY/DATE

VENDORS NAME (S)

QR CODE

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