

49 Alexandra Way, Battle Hill



Price £149,000

We are delighted to offer for sale this FREEHOLD mid terrace house which has THREE GOOD SIZED BEDROOMS. The home offers well presented accommodation that is arranged over three floors and is being sold as part of a builders part exchange scheme.

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, to the first floor the landing gives access to two bedrooms a family bathroom and a STUDY AREA. The master bedrooms 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 an ALLOCATED PARKING BAY. Council tax band B. Energy rating C.

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The Property Comprises



Hallway

Double glazed 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, tiling to walls, ladder style radiator and double glazed window.



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, double glazed window, radiator.



Lounge

14'8" x 11'5" (4.48 x 3.49) Two sets of double glazed French doors leading out to the rear garden, storage cupboard and radiator.



First Floor Landing

Access to bedrooms two and three, access to the family bathroom.

Bedroom 2

14'9" x 9'6" max (4.50 x 2.90 max) Double glazed windows, built-in wardrobes, 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 with shower over, low level WC, wash hand basin with built under storage. Tiling to walls and ladder style radiator.



Study Area

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



Bedroom 1

2'11" max x 14'10" max (.89 max x 4.51 max) Built-in wardrobes, double glazed windows, radiators, access to the en-suite.



Additional Image



En-Suite

7'7" x 5'9" (2.32 x 1.74) Comprising; shower cubicle, low level WC, wash hand basin with built under storage. Double glazed Velux style window and cupboard.

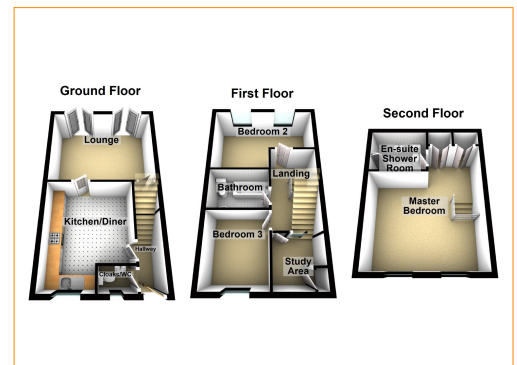


External

Externally there is a small town garden to the front which is gravelled for low maintenance. The rear garden had decking and a fenced perimeter, there is also a rear access gate which leads to an allocated parking bay.

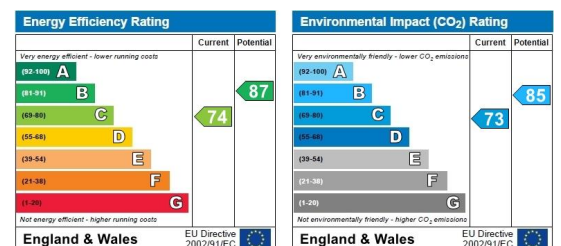


FLOOR PLANS



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 - 4pm

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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