

## 5 Barwell Close, Battle Hill



**Price £129,950**

We offer for sale CHAIN FREE this VERY MUCH IMPROVED, three bedroom mid terrace house. The home is presented to a very high standard throughout and is nicely positioned overlooking a grassed area to the front.

Situated within close proximity of local amenities, there is the nearby COASTWAY SHOPPING CENTRE and there are road links to the A1058 Coast Road.

Briefly the ground floor accommodation comprises; entrance porch, hallway, downstairs WC, RECENTLY FITTED MODERN KITCHEN/DINER, lounge and a WORKSHOP/OFFICE. To the first floor there are three bedrooms and a modern refitted bathroom. Externally there is space for OFF STREET PARKING to the front and a low maintenance SOUTHERLY ASPECT GARDEN to the rear. Additionally there is double glazing and a ducted air heating system. Council tax band A. FREEHOLD. Energy rating D.

### The Property Comprises

#### Porch

7'0" x 4'4" (2.14 x 1.31) Double glazed composite entrance door, double glazed windows, inner door to hallway.

#### Hallway

Laminate flooring, part panelled walls, cupboard.



#### WC

5'1" x 3'4" (1.56 x 1.01) Comprising; low level WC and was hand basin. Part panelled walls, double glazed window.



### Kitchen/Dining Room

17'2" x 8'11" (5.22 x 2.72) Fitted with a modern range of contemporary style units with contrasting work surfaces over and plinth lighting, integrated oven and hob, integrated microwave and washing machine. Double glazed window, spotlights to ceiling, laminate flooring.



### Dining Area



### Lounge

15'10" x 10'4" (4.82 x 3.15) Feature fireplace, laminate flooring, double glazed French doors leading out to the rear garden.





**Work Room/Office**

13'8" x 6'11" max (4.17 x 2.12 max) Double glazed window, laminate flooring, double glazed French doors leading out to the rear garden.

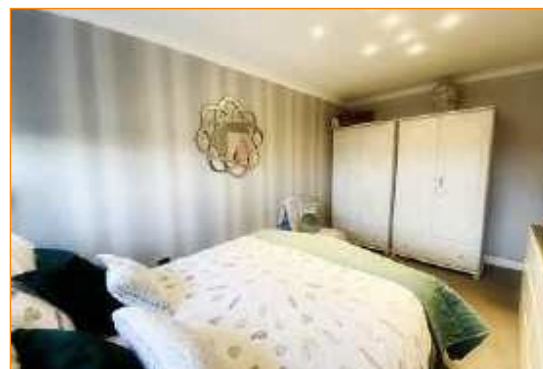


**Landing**

Access to the loft.

**Bedroom 1**

14'1" x 9'0" (4.30 x 2.75) Double glazed window.



### Bedroom 2

13'11" x 9'1" (4.25 x 2.76) Double glazed window.



### Bedroom 3

10'4" x 6'6" (3.16 x 1.99) Double glazed window, radiator.



### Bathroom

7'8" x 6'6" (2.34 x 1.97) Fitted with a modern four piece suite comprising; shower cubicle, bath, wall mounted wash hand basin and low level WC. Tiling to walls, panelling and spotlights to ceiling, double glazed window and ladders style heated towel rail.

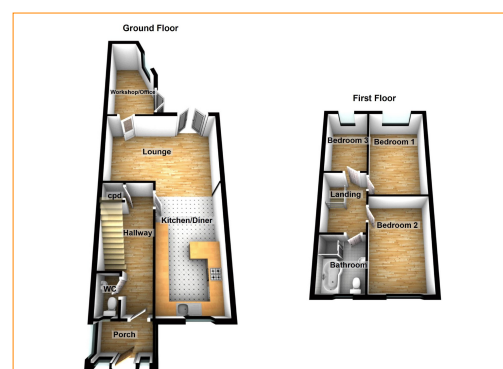


### External

Externally there is block paving to the front which provides space for off street parking. There is a lovely southerly aspect garden to the rear which has decking and is designed for low maintenance. There is a shed for storage and a rear access gate,

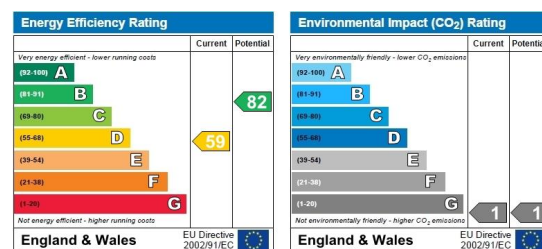


### FLOOR PLANS



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

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