



38 Ribblesdale

The Shires, Wallsend, NE28 8UA

** THIS PROPERTY IS NOW "SALE AGREED" AND THERE ARE TO BE NO FURTHER VIEWINGS - WE WOULD LOVE TO HEAR FROM YOU IF YOU HAVE A PROPERTY TO SELL AND WANT ONE OF OUR "GONE" BOARDS TOO! PLEASE GET IN TOUCH **

EXTENDED THREE BEDROOM MID TERRACE HOUSE ** BEAUTIFULLY PRESENTED THROUGHOUT **

MODERN KITCHEN WITH INTEGRATED APPLIANCES ** OFF STREET PARKING TO FRONT **

LOW MAINTENANCE GARDEN TO REAR ** MODERN REFITTED BATHROOM ** READY TO MOVE INTO

FANTASTIC FIRST BUY ** FREEHOLD ** COUNCIL TAX BAND A ** ENERGY RATING C **

Offers Over £170,000

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- Extended Three Bedroom Mid Terrace House
- Low Maintenance Rear Garden
- Council Tax Band A
- Beautifully Presented Throughout & Ready To Move Into
- Off Street Parking
- Freehold
- Modern Kitchen With Integrated Appliances
- Fantastic Starter Home
- Energy Rating C

Entrance

Lounge

19'5" x 11'0" (5.92 x 3.35)

Dining Kitchen

8'10" x 14'1" (2.69 x 4.29)

First Floor Landing

Bedroom 1

11'7" x 7'10" (3.53 x 2.39)

Bedroom 2

10'4" x 7'10" (3.15 x 2.39)

Bedroom 3

8'4" x 6'1" (2.54 x 1.85)

Bathroom

5'11" x 6'1" (1.80 x 1.85)

Externall

Broadband



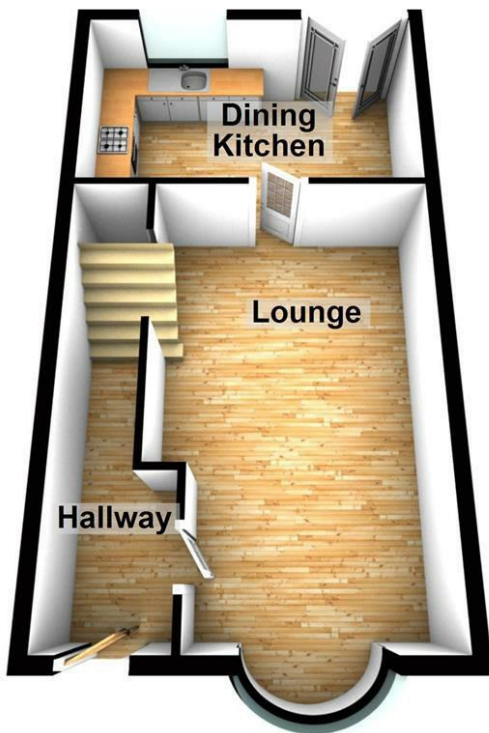
Directions





Floor Plan

Ground Floor



First Floor



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 90 |
| (81-91) B | | | |
| (69-80) C | | 74 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |