

18 Ridsdale Close

Kings Estate, Wallsend, NE28 9JR

** THREE BEDROOM SEMI DETACHED PROPERTY ** CUL-DE-SAC LOCATION ** SOUGHT AFTER AREA **

** GREAT FIRST BUY OR FAMILY HOME ** DRIVEWAY PARKING ** GARAGE ** FREEHOLD**

** CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS ** COUNCIL TAX BAND C **

** ENERGY RATING D **

Offers Over £200,000



- Three Bedroom Semi Detached House
- Great First Buy or Family Home
- Council Tax Band C
- Sought After Area
- Garage and Driveway Parking
- Energy Rating D
- Cul-de-sac
- Close to Local Amenities, Schools and Transport Links

Entrance

Entrance Porch leading into hallway, 11'11" x 9'10" (3.64 x 3.01) access to kitchen and stairs to first floor. Understairs cupboard and also fitted wardrobes. at bottom of stairs.

Lounge

11'7" x 18'0" (3.54 x 5.51)
Double Glazed window, radiator, open plan to dining area

Dining Area

10'6" x 8'8" (3.22 x 2.66)
French doors leading into rear garden, radiator.

Kitchen

10'7" x 8'10" (3.24 x 2.71)
Double Glazed window, range of wall and floor units with counter tops, gas hob with overhead extractor and electric built in oven, sink, part tiled walls. Access to Utility room.

Utility Room

8'5" x 8'5" (2.58 x 2.58)
Double glazed window, door access to rear garden. Range of wall and floor units and plumbed for washing machine.

Landing

Double glazed window, access to shower room and three bedrooms.

Bedroom 1

Double glazed window, radiator,

Bedroom 2

11'7" x 10'5" (3.55 x 3.20)
Double glazed window , radiator.

Bedroom 3

8'11" x 7'8" (2.73 x 2.36)
Double glazed window, radiator.

Shower Room

8'6" x 5'3" (2.61 x 1.62)
Double glazed window, ladder style radiator, WC, wash hand basin, shower cubicle.

Garage

Garage attached to property.

External

There is driveway parking and lawn to the front of the property and lawned low maintenance garden to rear.

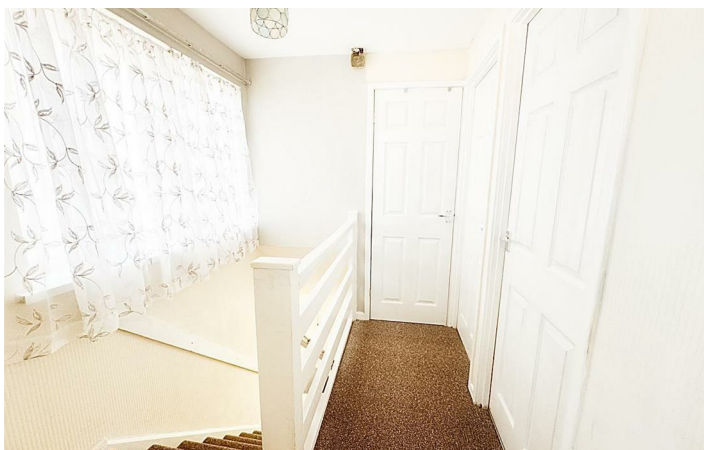
Broadband and Mobile

At the time of marketing this information is correct.
Broadband: Highest available
Speeds: Download: 1800 Mbps
Upload: 220 Mbps
Mobile: Indoor EE>Likely Three>

Freehold
Likely 02>Limited Vodafone>None
Outdoor Mobile: EE>Likely Three>
Likely 02>Likely Vodafone>Likely

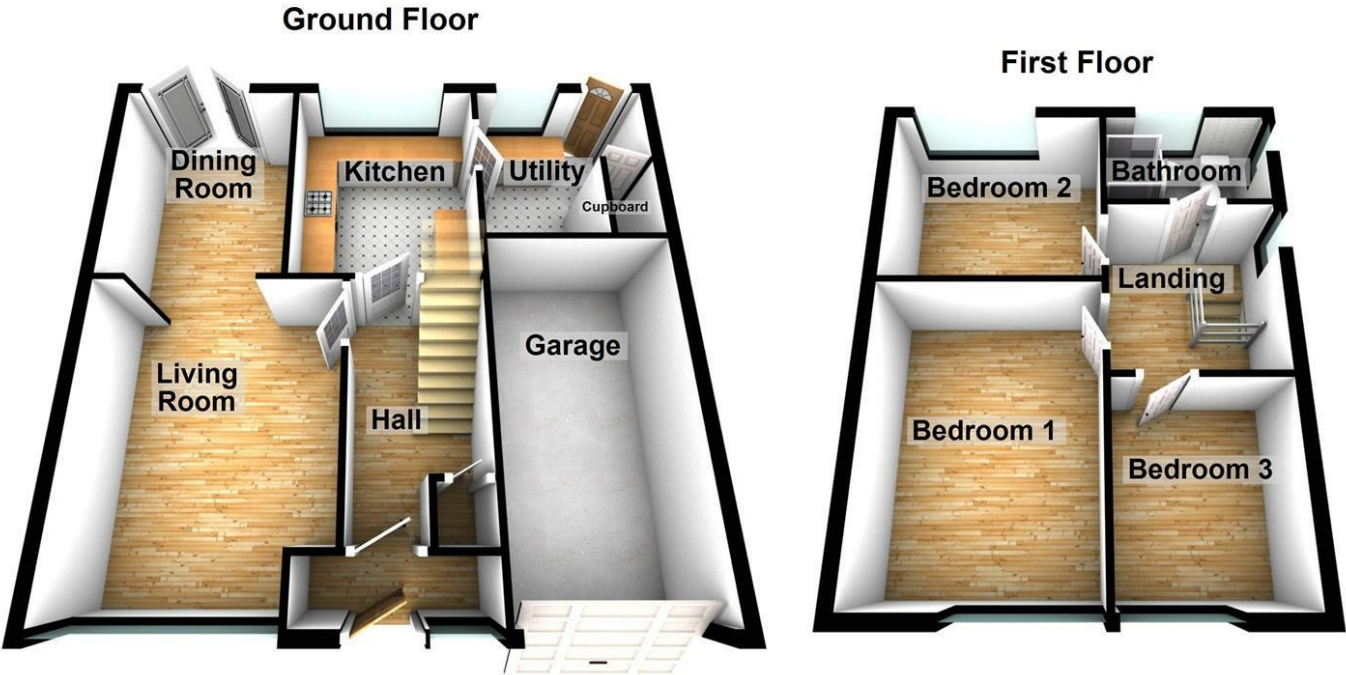
Flood Risks

At the time of marketing this information is correct.
Yearly chance of flooding:
Rivers and the sea: Very Low
Surface water: Very Low





Floor Plan



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	66	
(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	