



82 Ribblesdale

The Shires, Wallsend, NE28 8UA

** TWO BEDROOM END TERRACE HOUSE ** IDEAL FIRST TIME BUY ** CHAIN FREE **

** OFF STREET PARKING & GARDEN TO FRONT ** PRIVATE AREA TO REAR ** MODERN KITCHEN **

** HIGHLY POPULAR LOCATION ** CLOSE TO LOCAL AMENITIES & EXCELLENT ROAD LINKS **

** FREEHOLD ** COUNCIL TAX BAND A ** ENERGY RATING D **

Offers Over £130,000



- Two Bedroom End Terrace House
- Off Street Parking
- Council Tax Band A
- Ideal First Time Buy
- Garden To Front & Private Area To Rear
- Freehold
- Popular Location
- Chain Free
- Energy Rating D

Porch

Double glazed entrance door with window to the side, inner door leading into the lounge.

Lounge

14'5" min x 11'11" (4.41 min x 3.64)
Double glazed bow window, stairs to the first floor landing, radiators and external door leading to the rear.

Kitchen

7'3" x 6'7" (2.21 x 2.01)
Fitted with wall and base units with work surfaces over, Integrated oven and hob, sink unit and double glazed window.

Landing

Double glazed window.

Bedroom 1

11'2" x 8'6" (3.41 x 2.61)
Double glazed window, cupboards, radiator.

Bedroom 2

9'11" x 5'8" (3.03 x 1.73)
Double glazed window, radiator.

Bathroom

6'11" x 5'10" (2.12 x 1.79)
Bath with shower over, WC and wash hand basin. Double glazed window, part tiled walls, radiator.

External

Externally there is a garden to the front which is laid to lawn together with space for off street parking. There is a private area to the rear which is paved and has a shed for storage.

Broadband and Mobile

At the time of marketing this information is correct.
Broadband: Highest available
Speeds: Download: 1000 Mbps
Upload: 1000 Mbps
Mobile: EE>Limited Three> Likely
02>Limited Vodafone>Limited
Mobile: EE>Likely Three> Likely
02>Likely Vodafone>Likely

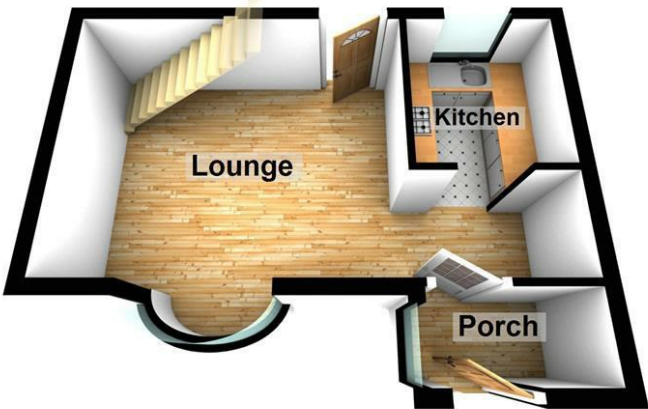
Flood Risks

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



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 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		85
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC