

## 140 Ridley Avenue Howdon, Wallsend, NE28 0DU

\*\* This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us. \*\*

\*\* A LOVELY HOME \*\* READY TO MOVE INTO \*\* STYLISH BATHROOM \*\* FREEHOLD \*\*

\*\* DETACHED GARAGE \*\* DRIVEWAY PARKING FOR TWO CARS \*\* CLOSE TO A19 AND COAST ROAD \*\*

\*\* HOWDON METRO STATION 0.7 MILES \*\* NORTH EAST REAR FACING GARDEN \*\*

\*\* COUNCIL TAX BAND A \*\* ENERGY RATING C \*\* THREE BEDROOM SEMI DETACHED HOUSE \*\*

**Offers Over £175,000**



- Three Bedroom Semi Detached House
- Ready to Move Into
- Stylish Bathroom
- Fantastic Kitchen
- Attractive Garden
- Great First Buy or Family Home
- Close to Major Road Links
- Energy Rating C
- Council Tax Band A
- Freehold

### Entrance

Glazed door into entrance Hallway - 7'5" x 8'9" (2.27 x 2.66)  
radiator, double glazed window.

### Living Room

12'7" x 13'7" (3.84 x 4.15)  
Double glazed window, and radiator. Feature fire place and chimney breast.

### Kitchen and Dining Area

9'0" x 20'3" (2.74 x 6.16)  
An L-shaped room, with a dining area to one side and French doors to the rear garden. Kitchen has a range of floor and wall units, countertops and sink. There is another set of French doors to the rear garden, and a double glazed window to the side. Two radiators; in both dining area and kitchen which include some integrated appliances.

### Stairs to First Floor

Landing with double glazed window, storage cupboard and loft access.

### Bedroom 1

12'3" x 11'3" (3.73 x 3.44)  
Double glazed window, and radiator.

### Bedroom 2

9'6" x 12'5" (2.89 x 3.79)  
Double glazed window, and radiator.

### Bedroom 3

7'5" x 8'9" (2.27 x 2.66)  
Double glazed window, and radiator.

### Bathroom

8'0" x 7'3" (2.44m x 2.21m)  
Double glazed window, and radiator. Tiled walls and flooring, recessed lighting, WC, wash hand basin and bath with overhead shower.

### External

There is a lawned area to the front, side access, and a fenced garden to the rear, with paved patio area and artificial grass. There is a lengthy driveway, leading to a garage, detached from the house.

### Material Information

#### BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further information please visit

<https://checker.ofcom.org.uk>

Broadband: Highest available

Speeds: Download: 1800 Mbps

Upload: 220 Mbps

Mobile Indoor: EE - Likely Three -

Limited 02 - Limited Vodafone -

Limited

Mobile Outdoor: EE - Likely Three -

Likely 02 - Likley Vodafone - Likely

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

#### FLOOD RISK:

Yearly chance of flooding:

Rivers and the sea: Very low.

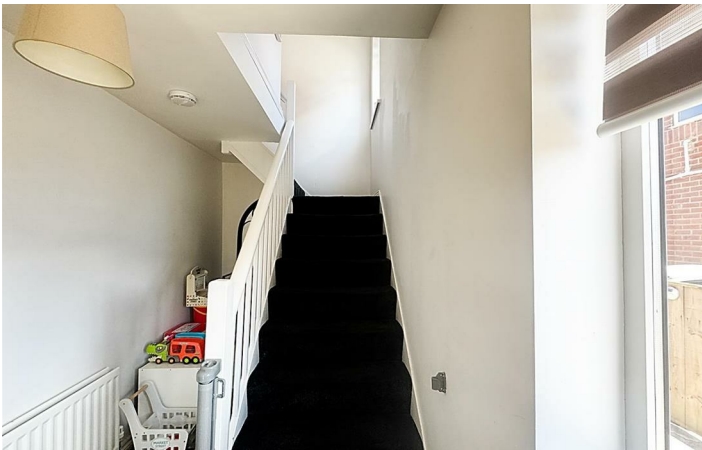
Surface water: Very low.

#### CONSTRUCTION:

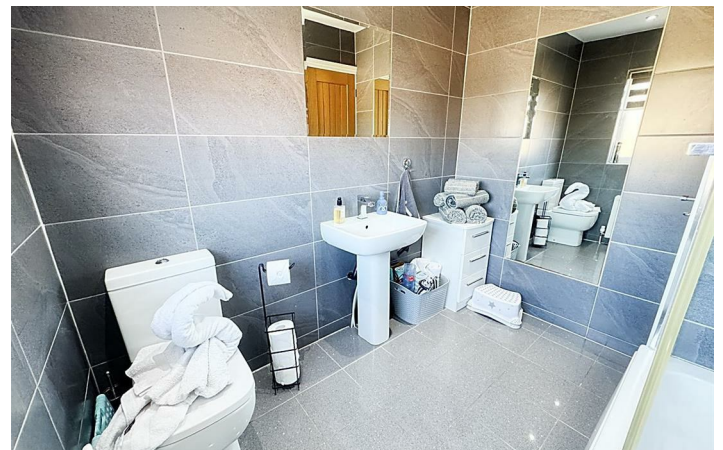
Traditional

This information must be confirmed via our surveyor.







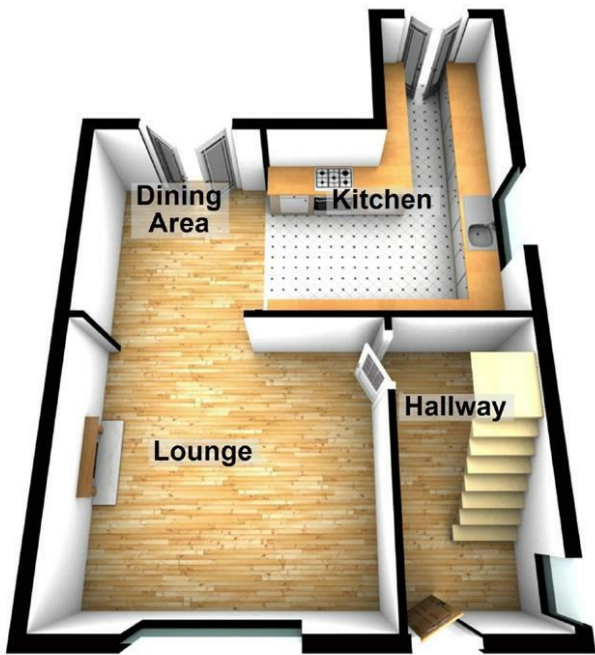






Floor Plan

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	69	
(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	