



Ridley Gardens, Swalwell

Ideal purchase for first time buyer or investment, the property could achieve a monthly rental income of approximately £650pcm. Great location for commuting, located close to the Metro Centre and A1. The property is this well presented first floor flat benefitting from; gas central heating, double glazing, recently refurbished kitchen and shower room. The accommodation comprises; entrance hall, lounge, kitchen, shower room and three bedrooms shared yard to the rear.

Available for sale with no onward chain.

£66,950

ENTRANCE

Entrance door to hall and stairs to the first floor.

LOUNGE

11' 10" x 10' 11" (3.61m x 3.33m)

Fireplace with hearth, television and telephone points, laminate wood flooring, central heating radiator and double glazed window.



KITCHEN

7' 6" x 6' 5" (2.31m x 1.96m)

Fitted kitchen units with work top surfaces, electric oven and gas hob, integrated fridge freezer, stainless steel sink unit with mixer tap, plumbing for an automatic washing machine, ceramic floor tiles, loft access, central heating radiator and double glazed window.



ADDITIONAL KITCHEN PHOTO



SHOWER ROOM

Newly fitted shower room. Electric shower, pedestal hand wash basin, low level w.c, double glazed window, heated towel rail.



BEDROOM ONE

13' 3" x 12' 7" (4.06m x 3.84m)

Laminate wood flooring, central heating radiator and double glazed window.



ADDITIONAL BEDROOM ONE PHOTO



BEDROOM TWO

8' 3" x 8' 0" (2.54m x 2.44m)

Double sockets, central heating radiator and double glazed window.



BEDROOM THREE

8' 0" x 7' 6" (2.44m x 2.31m)

Central heating radiator and double glazed window.

**REAR YARD****NOTE FROM SUZANNE**

Myself and my team endeavour to make our sales particulars accurate and reliable in line with the Consumer Protection Regulations of 2008 and the Business Protection from Misleading Marketing Regulations 2008. All details have been reported to us via our homeowners in good faith and nothing is deemed to be a statement that the property is in good structural condition or otherwise. Please satisfy yourself that all services, systems, appliances, facilities and equipment are in good working order as they have not been tested by us and we cannot guarantee their operating ability or efficiency; They do not constitute or form part of any offer or contract. All measurements, floor plans, reference to areas and distances are approximate. They are to be taken as a guide to you, a prospective buyer / tenant; They may not be exact, precise or to scale and some of our particulars may well be awaiting vendor approval. It is unlikely that my team and I will have seen sight of the relevant documentation to verify tenure, lease, fixtures and fittings, planning/building regulation consents or build warranty prior to marketing. As an agency we work hard to ensure our service to you is honest, fair and completely transparent. If you were ever to find yourself to be in a situation without satisfactory in-house resolve, rest assured; Suzanne Graham Estate Agents are members of TPOS (The Property Ombudsman Scheme) and follow the TPO Code of Practice, raising standards across our industry. Should you require clarification or further information on any of these points, please contact us; especially if you are traveling some distance to view.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		