



47 Ribblesdale

The Shires, Hadrian Lodge West, Wallsend, NE28 8UA

TWO-BEDROOM MID TERRACE HOUSE • GREAT FIRST TIME BUY OR INVESTMENT

CLOSE TO MAJOR ROAD LINKS FOR COMMUTING • PRIVATE SOUTHEAST REAR GARDEN

ALLOCATED PARKING BAY • CUL-DE-SAC LOCATION • FREEHOLD • COUNCIL TAX BAND A •

ENERGY RATING E

Offers Over £135,000



- Two Bedroom Mid Terrace House
- Allocated Parking Bay
- Energy Rating E
- Great First Buy
- Close to Major Road Links for Commuting
- Freehold
- Private Garden To Rear
- Council Tax Band A

Entrance Lobby

Composite door, storage cupboard.

Lounge

14'2" x 11'11" (4.34 x 3.65)

Double glazed windows, stairs to the first floor landing, electric wall mounted heater and carpet to floor.

Kitchen Area

11'10" x 6'9" (3.63 x 2.08)

Fitted with wall and base units with work surfaces over and sink unit. Double glazed window and composite door leading in to rear garden and electric wall mounted heater

Landing

Double glazed window, electric wall mounted heater, access to bathroom and bedrooms.

Bedroom 1

8'6" x 11'5" (2.60 x 3.50)

Double glazed windows, cupboard with hanging rail, electric wall mounted heater.

Bedroom 2

9'10" x 5'8" (3.01 x 1.74)

Double glazed window, electric wall mounted heater.

Bathroom

6'11" x 5'9" (2.12 x 1.76)

Comprising; bath with overhead shower, WC and wash hand basin. Double glazed window

External

Externally there is a private garden to the rear and an allocated parking bay situated nearby.

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>

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor, variable in-home

O2- Good outdoor

Three- Good outdoor, variable in-home

Vodafone - Good outdoor, variable in-home

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

FLOOD RISK:

Yearly chance of flooding:

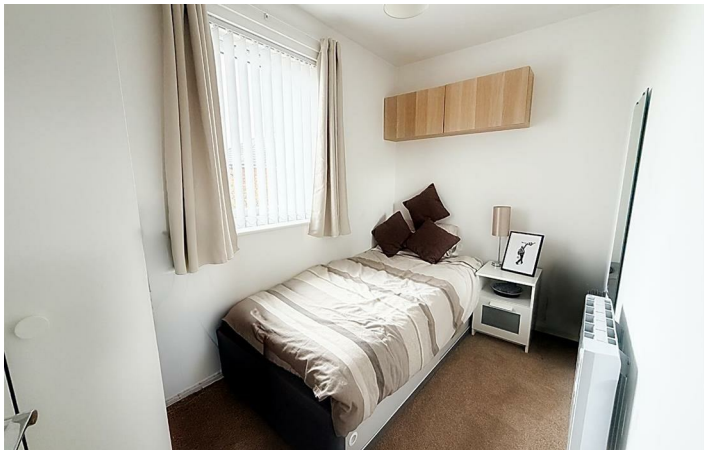
Surface water: Very low.

Rivers and the sea: Very low.

CONSTRUCTION:

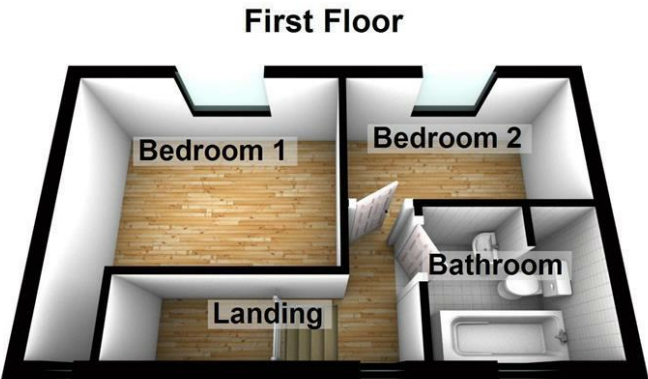
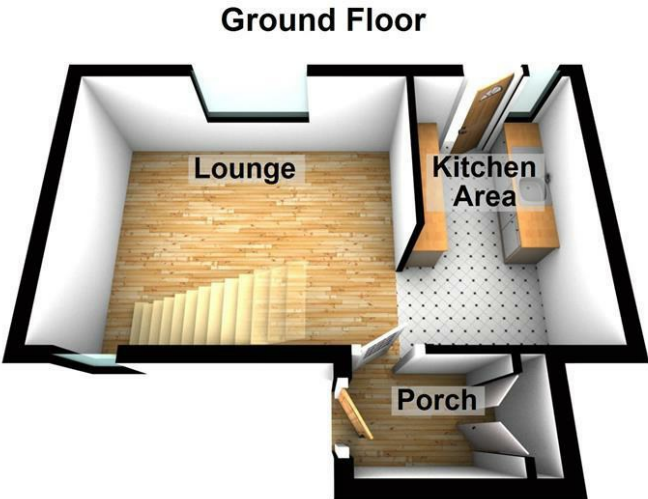
Non-Standard - Timber Frame

This information must be confirmed via your surveyor and legal representative.





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		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	52	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC