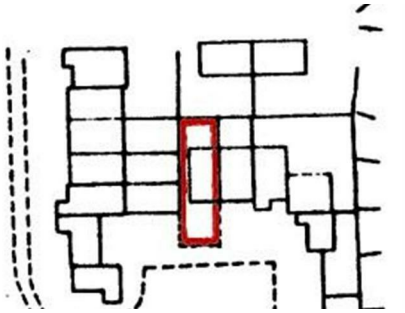
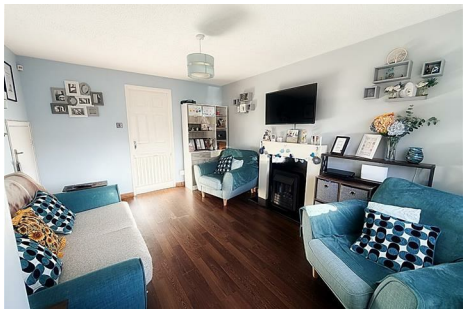
next2buy property retailers make the next step easy









53 Ribblesdale

The Shires, Wallsend, NE28 8UA

FANTASTIC 1ST BUY • END TERRACE HOUSE • DRIVEWAY PARKING • THREE BEDROOMS •

FRONT AND REAR GARDENS • CLOSEST BUS STOP 0.1 MILES • CUL-DE-SAC LOCATON •

WITHIN WALKING DISTANCE TO LITTLE BENTON FARM WAGONWAY • FREEHOLD •

REDESDALE PRIMARY SCHOOL 0.3 MILES • ENERGY RATING C • COUNCIL TAX BAND A •

Offers Over £170,000

3 1 1 C

- Great First Time Buy
- New Windows and External Doors 2024
- Energy Rating C
- Three Bedrooms
- Redesdale Primary School 0.3 Miles
- Freehold
- Driveway Parking
- Gardens Front & Rear
- Council Tax Band A

Entrance

Composite door into entrance lobby, radiator, stairs to first floor and access into Living Room.

Living Room

14'2" x 11'0" (4.32 x 3.37)
Double glazed window, radiator, feature fire surround with an electric fire, laminate flooring and an under stairs storage cupboard.

Kitchen

8'10" x 14'6" (2.71 x 4.42)
Double glazed window and composite door to the rear garden. Kitchen is fitted with a range of floor and wall units with work surfaces, sink unit, gas hob, with overhead extractor hood, electric oven, also plumbed for washing machine with part tiled walls, radiator and dining area to one side.

Stairs to First Floor Landing

Storage cupboard and leading to...

Bedroom One

1213'10" x 7'10" (370 x 2.40)
Double glazed window and radiator. Rear Elevation.

Bedroom Two

11'0" x 7'10" (3.36 x 2.39)
Double glazed window and radiator. Front Elevation.

Bedroom Three

8'1" x 6'3" (2.47 x 1.93)
Double glazed window and radiator.

Bathroom

5'6" x 6'1" (1.67 x 1.86)
Double glazed window, ladder style radiator, tiled walls and flooring. Fitted with WC and wash hand basin set in vanity unit and bath with overhead shower.

External

There are gardens to the front and rear. The front is laid to lawn and there is also driveway parking available. The rear garden is fenced and paved and there is also a side gate for access to rear.

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

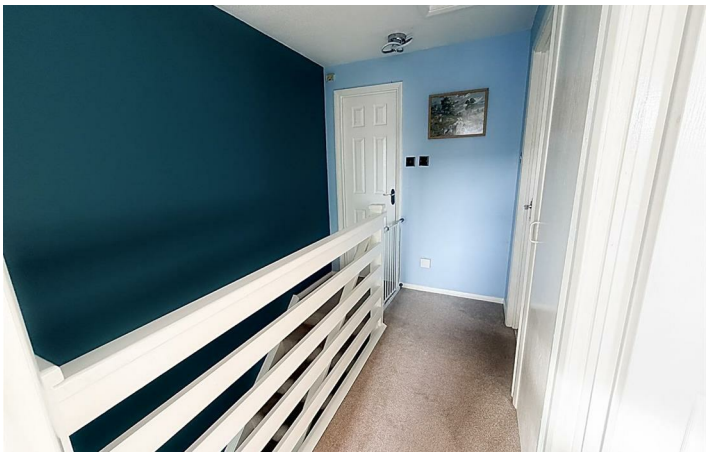
If you're struggling to make phone calls indoors, consider using Wi-Fi calling, where your mobile phone uses a broadband connection to make calls and text messages.
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:
Yearly chance of flooding:
Surface water: High
Rivers and the sea: Very low.

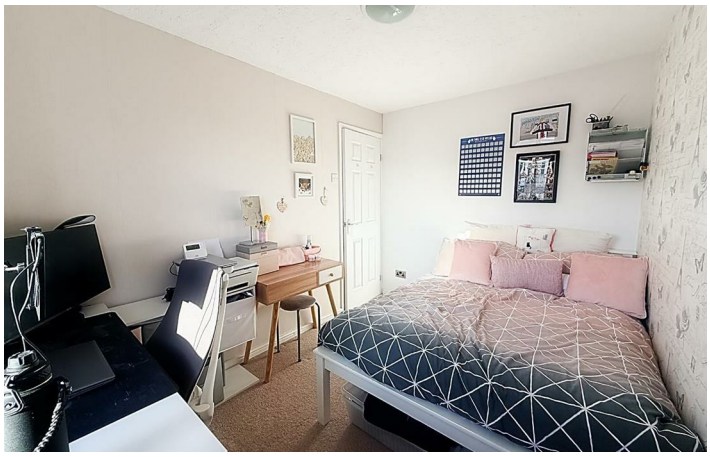
CONSTRUCTION:
Traditional
This information must be confirmed via your surveyor and legal representative.









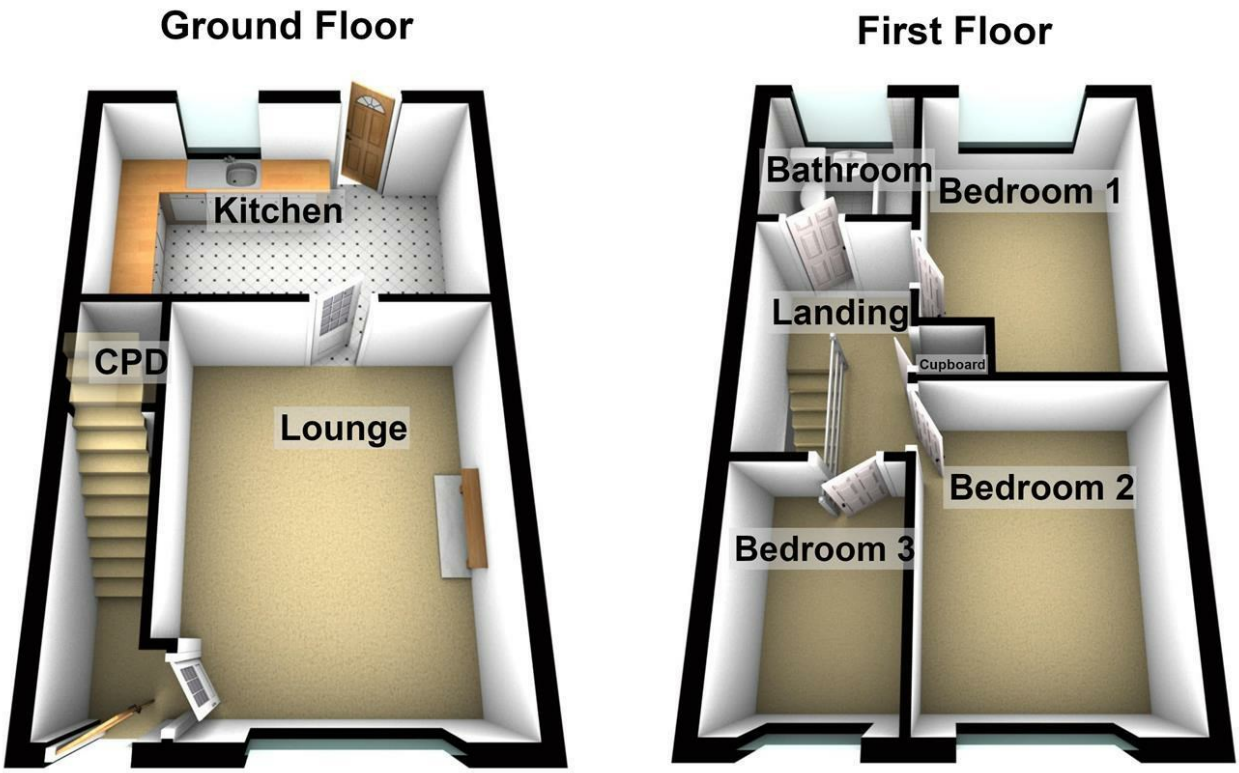




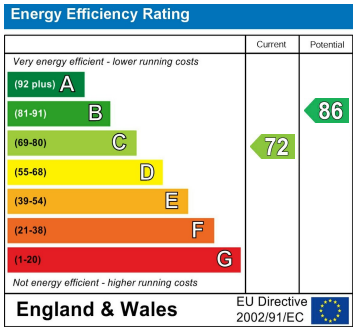




Floor Plan



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.



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