

## 125 Ridley Avenue

Howdon, Wallsend, NE28 0HB

\*\* THREE BEDROOM MID TERRACE HOUSE \*\* CHAIN FREE \*\* SOUTH FACING GARDEN TO REAR \*\*

\*\* CLOSE TO LOCAL SHOPS, SCHOOLS AND BUS SERVICES \*\* EXCELLENT ROAD LINKS \*\*

\*\* LOUNGE/DINING ROOM \*\* OUTBUILDING TO REAR \*\* OFF STREET PARKING TO FRONT \*\*

\*\* COUNCIL TAX BAND A \*\* FREEHOLD \*\* ENERGY RATING C \*\*

**Price £175,000**



- Three Bedroom Mid Terrace House
- Off Street Parking
- Council Tax Band A
- South Facing Rear Garden
- Close To Shops, Schools and Bus Services
- Freehold
- Lounge/Dining Room
- Chain Free
- Energy Rating D

### Hallway

Double glazed entrance door, stairs to the first floor landing, radiator.

### Lounge

13'9" x 12'5" (4.20 x 3.79)

Double glazed window, laminate flooring, fireplace with inset fire, radiator.

### Dining Area

9'2" x 8'1" (2.80 x 2.48)

Double glazed French doors leading out to the rear garden, laminate flooring.

### Kitchen

11'7" x 8'3" (3.55 x 2.52)

Wall and base units with work surfaces over and sink unit. Double glazed window, cupboards, double glazed door leading to the rear.

### Landing

Access to the loft.

### Bedroom 1

12'9" x 9'9" min (3.91 x 2.99 min)

Double glazed windows, radiator.

### Bedroom 2

11'9" x 8'11" (3.60 x 2.73)

Double glazed window, fitted wardrobes, cupboards and radiator.

### Bedroom 3

10'2" x 9'6" (3.12 x 2.90)

Double glazed window, laminate flooring, radiator.

### Bathroom

7'5" x 5'5" (2.27 x 1.67)

Double glazed windows, bath with shower over, wash hand basin, radiator.

### WC

5'6" x 2'5" (1.68 x 0.75)

Double glazed window, WC.

### External

Externally there is block paving to the front providing space for off street parking. There is a south facing garden to the rear together with an outbuilding.

### 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>

EE-Good outdoor and in-home  
O2-Good outdoor and in-home  
Three-Good outdoor and in-home  
Vodafone\_Good outdoor and in-home

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 your surveyor and legal representative.





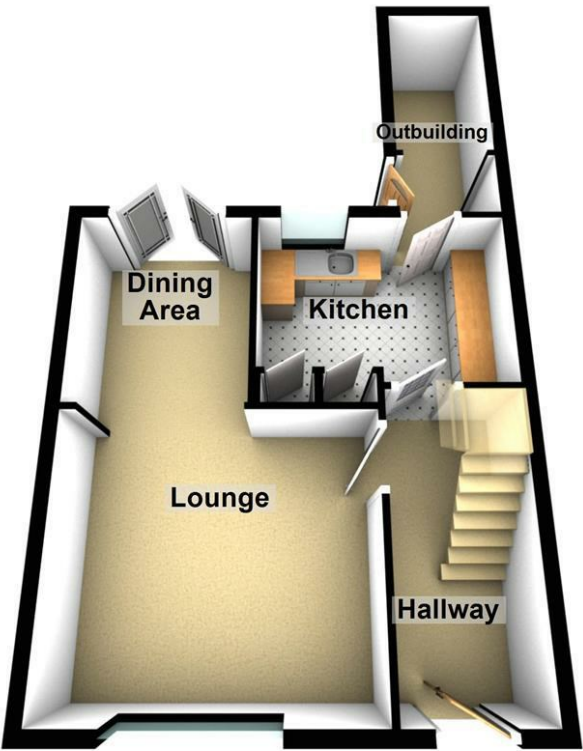




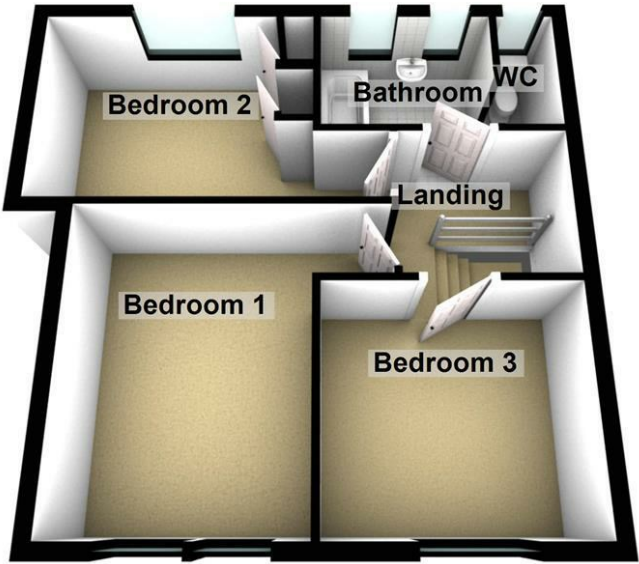


Floor Plan

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		
(81-91) B		84
(69-80) C	72	
(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	