



9 The Ridgeway

South Shields, NE34 8AH

£129,950



In a great location and ideal for both a family or First Time Buyer, a three bedroom End Link Home with No Onward Chain and neutrally presented yet offering the buyer to cosmetically upgrade and put their stamp on a new home. There are generous gardens and a drive, a lounge across the rear of the home, a kitchen diner to the front and a first floor bathroom with a bath and electric shower over, serving the three bedrooms. Benefits include gas central heating (boiler approx four years old) , double glazed windows and No Onward Chain, viewing essential to appreciate.



Entrance hall

Stairs to the first floor, cupboard under, tiled floor and a radiator

Living room 16'5" x 11'6" (5.02 x 3.51)

Across the rear of the home with a patio door to the garden. There is a fire surround with a gas fire, laminate floor and a radiator

Kitchen diner 11'1" x 10'0" (3.40 x 3.05)

Fitted with wall and base units with work surfaces housing a sink unit, electric hob with oven under and filter canopy over, tiled splash backs and a tiled floor, radiator

First floor

Landing

Bedroom 1 11'1" x 8'0" (3.40 x 2.45)

Fitted wardrobes with sliding doors, radiator

Bedroom 2 11'6" x 8'5" (3.53 x 2.57)

Laminate floor and a radiator

Bedroom 3 8'9" x 7'8" (2.68 x 2.35)

Radiator

Bathroom

Bath with an electric shower over, wash basin and WC, clad walls and a tiled floor, towel radiator

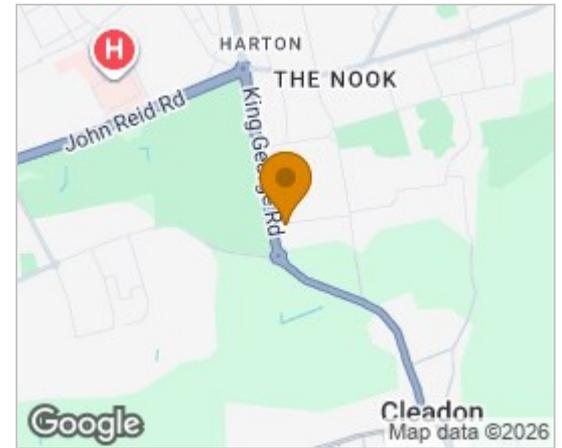
External

To the front is a garden area with drive for off street parking, whilst to the rear is a good sized garden with patio, lawn and a shed.

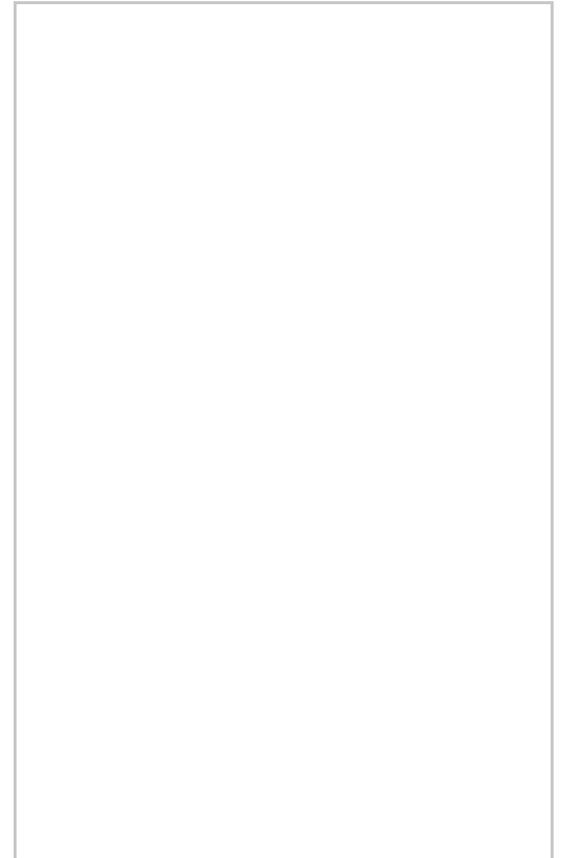
Note

Freehold Title, Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 5 Mbps, Superfast 69 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre Tv Availability BT, Sky and Virgin. Mobile Coverage O2 and EE likely, Vodafone and Three limited.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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