



## 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

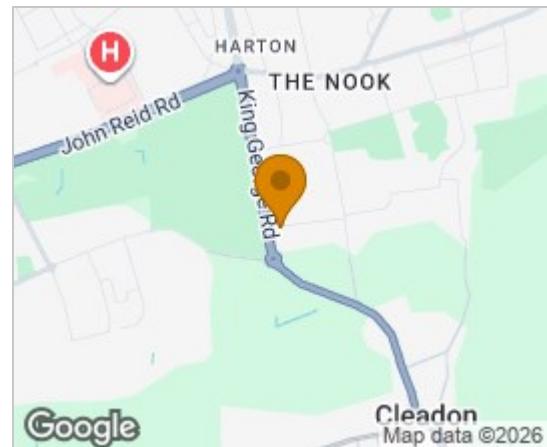
## External

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.

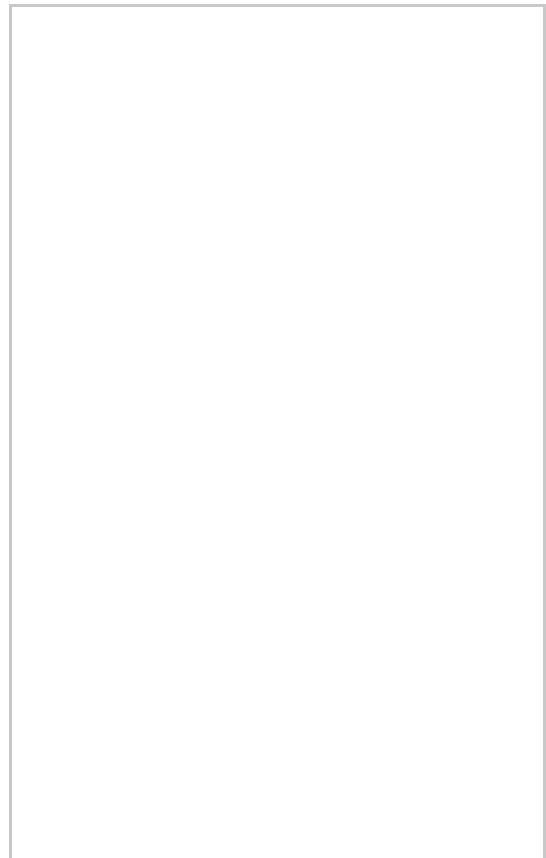
## Note

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.

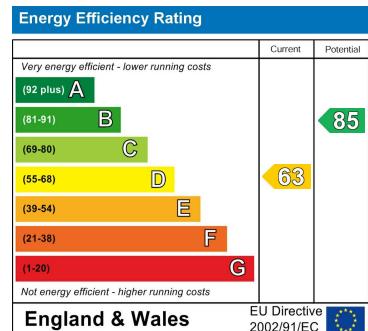
## Area Map



## Floor Plans



## Energy Efficiency Graph



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