



18 Ridsdale Close Kings Estate, Wallsend, NE28 9JR

** This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us. **

** THREE BEDROOM SEMI DETACHED PROPERTY ** CUL-DE-SAC LOCATION ** SOUGHT AFTER AREA **

** GREAT FIRST BUY OR FAMILY HOME ** DRIVEWAY PARKING ** GARAGE ** FREEHOLD**

** CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS ** COUNCIL TAX BAND C **

** ENERGY RATING D **

Price Guide £185,000



- Guide Price £185,000 -£195,000

- Cul-de-sac

- Council Tax Band C
Entrance

Entrance Porch leading into hallway, 11'11" x 9'10" (3.64 x 3.01) access to kitchen and stairs to first floor. Understairs cupboard and also fitted wardrobes at bottom of stairs.

Lounge

11'7" x 18'0" (3.54 x 5.51)

Double Glazed window, radiator, open plan to dining area

Dining Area

10'6" x 8'8" (3.22 x 2.66)

French doors leading into rear garden, radiator.

Kitchen

10'7" x 8'10" (3.24 x 2.71)

Double Glazed window, range of wall and floor units with counter tops, gas hob with overhead extractor and electric built in oven, sink, part tiled walls. Access to Utility room.

Utility Room

8'5" x 8'5" (2.58 x 2.58)

Double glazed window, door access to rear garden. Range of wall and floor units and plumbed for washing machine.

Landing

Double glazed window, access to shower room and three bedrooms.

- Three Bedroom Semi Detached House

- Garage and Driveway Parking

- Energy Rating D
Bedroom 1

Bedroom 2

11'7" x 10'5" (3.55 x 3.20)

Double glazed window , radiator.

Bedroom 3

8'11" x 7'8" (2.73 x 2.36)

Double glazed window, radiator.

Shower Room

8'6" x 5'3" (2.61 x 1.62)

Double glazed window, ladder style radiator, WC, wash hand basin, shower cubicle.

Garage

Garage attached to property.

External

There is driveway parking and lawn to the front of the property and lawned low maintenance garden to rear.

Broadband and Mobile

At the time of marketing this information is correct.

Broadband: Highest available

Speeds: Download: 1800 Mbps

Upload: 220 Mbps

Mobile: Indoor EE>Likely Three>

- Sought After Area

- Close to Local Amenities, Schools and Transport Links

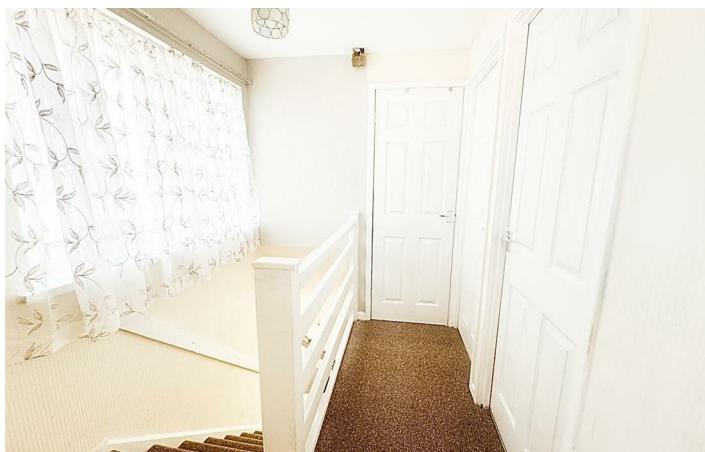
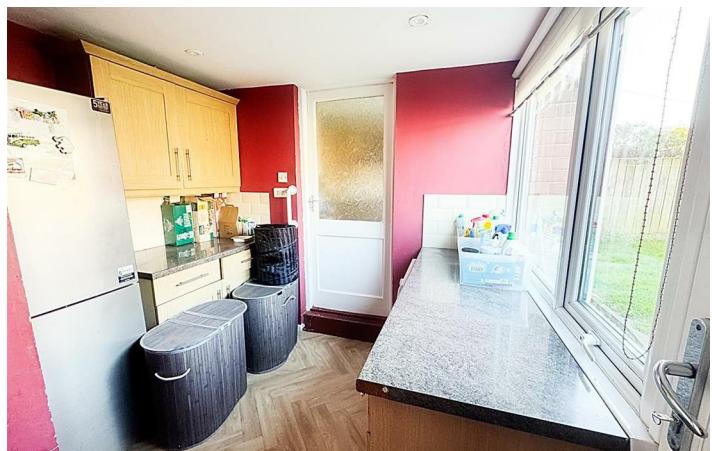
• Freehold
Likely 02>Limited Vodafone>None
Outdoor Mobile: EE>Likely Three>
Likely 02>Likley Vodafone>Likely

Flood Risks

At the time of marketing this information is correct.

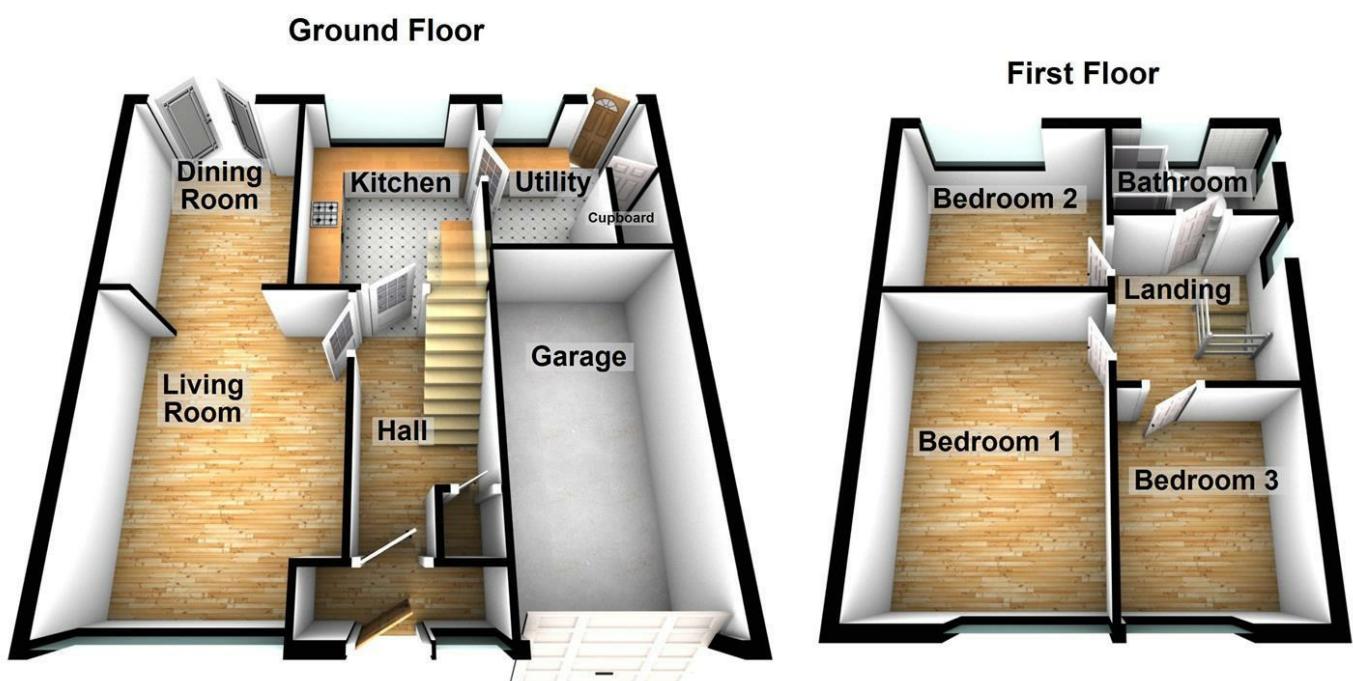
Yearly chance of flooding:

Rivers and the sea: Very Low
Surface water: Very Low





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	81
(81-91)	B	66
(69-80)	C	
(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	