



## Ridding Road

Esh Winning DH7 9HU

Offers In The Region Of £89,950







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# Ridding Road

## Esh Winning DH7 9HU



- No chain involved
- EPC RATING - D
- Three well proportioned bedrooms

- Sought after location
- In need of modernisation
- Generous plot

- Close to the village centre
- Lots of potential
- UPVC double glazing

Venture Properties are delighted to offer the opportunity to purchase with no chain involved, this three bedroom semi detached house on a generous plot, close to the village centre. The property offers generous and well proportioned accommodation throughout that is in need of modernisation but would be ideal for first time buyers and growing families.

The spacious floor plan comprises of entrance hall leading to an open plan living and dining room, a fitted kitchen with space for a table and chairs, a side lobby with storage/utility area. To the first floor there are three well proportioned bedrooms and a shower room/WC. Externally there are good sized gardens to the front and rear.

Ridding Road is located within walking distance to a range of local amenities including schools and shops. It has good public transport and road links for commuting and easy access to countryside.

Early viewing is highly recommended to avoid disappointment.

### GROUND FLOOR

#### Entrance Hall

A welcoming hallway entered via a UPVC double glazed door. Having a UPVC double glazed window to the front, a useful under stair storage cupboard and radiator.

#### Open Plan Living and Dining Room

22'0" x 13'0" (6.71 x 3.98)

A spacious reception room with two UPVC double glazed windows to the rear, a gas fire and radiator. There is ample space for a dining table and chairs.

#### Kitchen

12'2" x 12'0" (3.72 x 3.68)

Fitted with range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit and electric cooker. Having a UPVC double glazed window to the front and radiator.

#### Lobby

With a UPVC double glazed door to the front and storage cupboard. Having a further large store/utility measuring 2.23 x 2.14 metres

### FIRST FLOOR

#### Landing

With access to the loft.

#### Bedroom One

14'0" x 9'10" (4.27 x 3.01)

A generous double bedroom with a UPVC double glazed window to the rear of the property, wardrobe and radiator.

#### Bedroom Two

10'3" x 10'2" (3.13 x 3.10)

Spacious double bedroom with a UPVC double glazed window to the side of the property and radiator.

#### Bedroom Three

9'10" x 7'7" (3.01 x 2.32)

Further well proportioned double bedroom with a UPVC double glazed window to the rear and radiator.

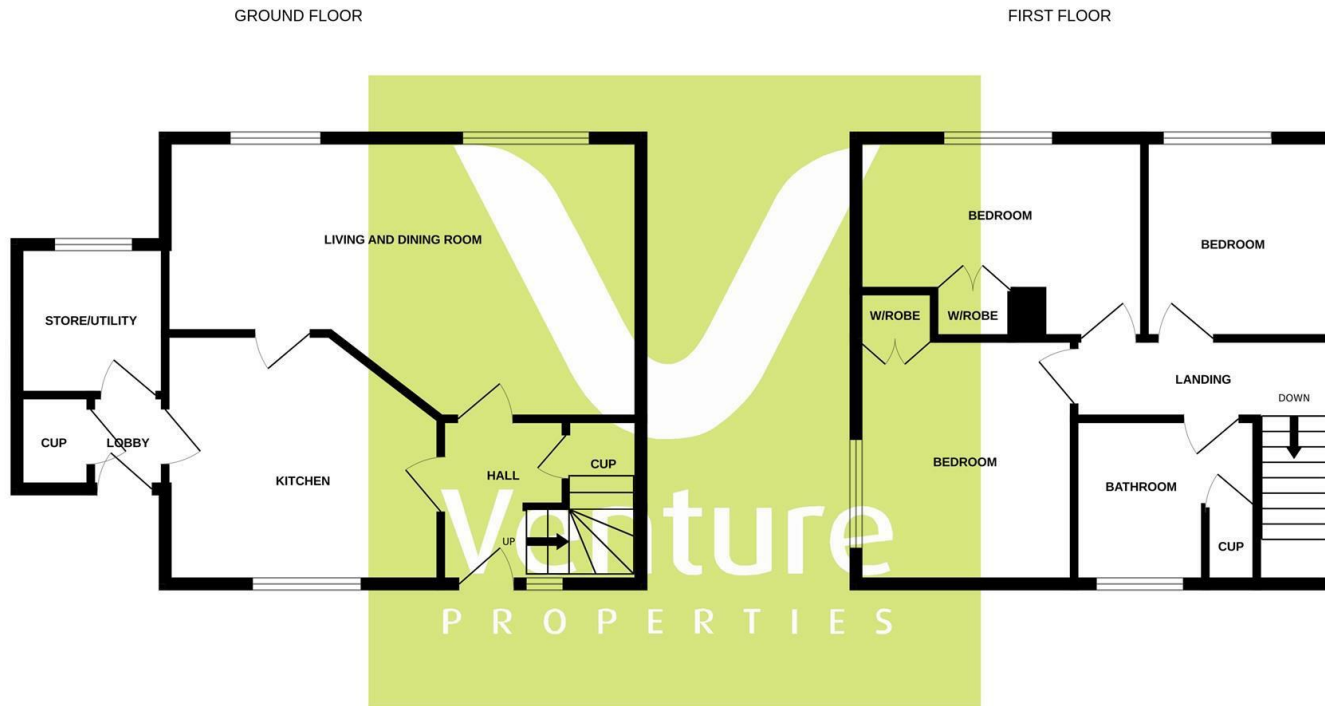
#### Bathroom/WC

8'1" x 7'0" (2.47 x 2.15)

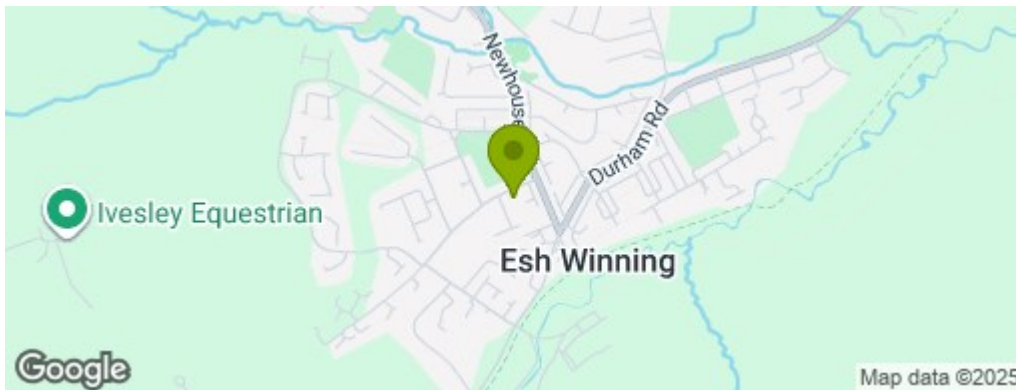
Comprising of a bath, hand wash basin, WC, radiator, storage cupboard and UPVC double glazed opaque window to the front.

#### EXTERNAL

There is a low maintenance garden to the front and a lawned garden to the rear.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

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