



Ribbledale Gardens, High Heaton
Offers in excess of £325,000

**JACK
HARRISON
ESTATES**

A STUNNING 3 BEDROOM SEMI DETACHED FAMILY HOME SITUATED ON THE HIGHLY DESIRABLE RIBBLEDALE GARDENS, HIGH HEATON.

The property is conveniently located for access to a wealth of amenities including Cragside Primary School, The Freeman Hospital and David Lloyd Fitness Centre.

The beautifully appointed accommodation comprises: Entrance hall, study (2024), ground floor WC (2024), lounge, a fantastic living/dining kitchen and a utility room. To the first floor, there are 3 bedrooms and a luxury shower room/WC (2024).

Additional benefits include gas central heating via combination boiler and UPVC double glazing.

Externally, there is a double driveway to the front and a good size garden to the rear.

Entrance hall: Double glazed entrance door, staircase to first floor, built in cloaks cupboard, double radiator, laminate floor.

WC: Low level WC, hand basin, spotlights and laminate floor.

Lounge: 14'0 into bay x 12'1 into alcoves: Double glazed bay window to the front, log burning stove, alcoves, coving to ceiling, television point, double radiator and carpet.

Study: 5'5 x 7'1: Double glazed window to the front, spotlights, radiator and laminate floor.

Open plan living/dining kitchen: 17'7 into bay x 27'6 into alcoves: Fitted with a range of wall and base units, work surfaces, 1 ½ bowl sink unit, integrated fridge/freezer and dishwasher, breakfast bar, part tiled walls, understairs cupboard, laminate floor, alcoves, 3 radiators, double glazed bay window to the rear and double glazed French doors to the garden.

First floor landing: Double glazed window to the side, picture rail, carpet and access to the roof space via loft ladder.

Bedroom 1: 15'1 into bay x 10'8 into alcoves: Double glazed bay window to the front, alcoves, coving to ceiling, carpet and double radiator.

Bedroom 2: 11'9 x 10'9 into alcoves: Double glazed window to the rear, alcoves, carpet and double radiator.

Bedroom 3: 9'6 x 7'7: Double glazed window to the front, built in cupboard, coving to ceiling, carpet and radiator.

Shower room/WC: 7'9 x 7'3: White 3 piece suite comprising a step in shower cubicle with rainfall shower, hand basin and WC. Heated towel rail, airing cupboard housing the combi boiler, spotlights, extractor fan and double glazed frosted window to the rear.

Rear garden: Laid mainly to lawn with a paved patio, garden shed and fenced boundaries.

