



# 15 Ridgewood Villas

South Gosforth



SANDERSON  
YOUNG



## 15 Ridgewood Villas South Gosforth, NE2 1SH

Two Bedroom Semi Detached Home, Boasting Two Reception Rooms, Kitchen, Generous Bathroom, Private Lawned Rear Garden, Off Street Parking, Garage & No Onward Chain!

This great 1930s semi detached family home is ideally located on the desirable Ridgewood Villas, South Gosforth. Ridgewood Villas, a quiet cul-de-sac just off Hunters Road, is perfectly placed for outstanding local schooling, South Gosforth Metro Station, Jesmond Dene, the local shops and amenities of Station Road, three popular public houses, and The Freeman Hospital.

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**Price Guide:**  
Offers Over £225,000

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Available with immediate possession, the internal accommodation briefly comprises: Entrance hall with stairs leading to the first floor | Sitting room to the front | Rear dining room | Kitchen with store cupboard | Utility | Integral access into the single garage.

The stairs then lead to the first floor landing and onto two bedrooms | Bedroom one is situated to the front with fitted wardrobes | Bedroom two is a further double to the rear | Family bathroom.

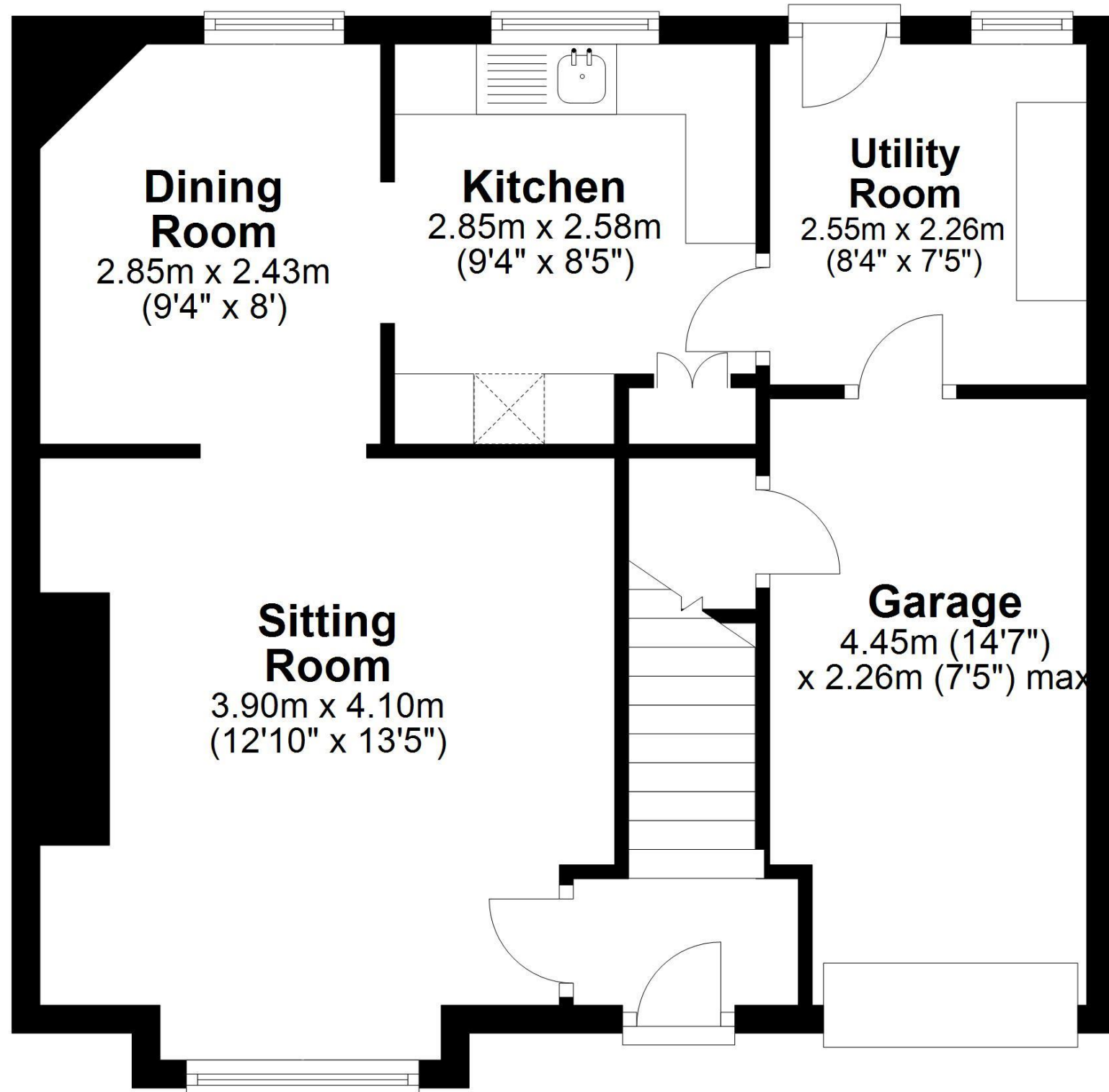


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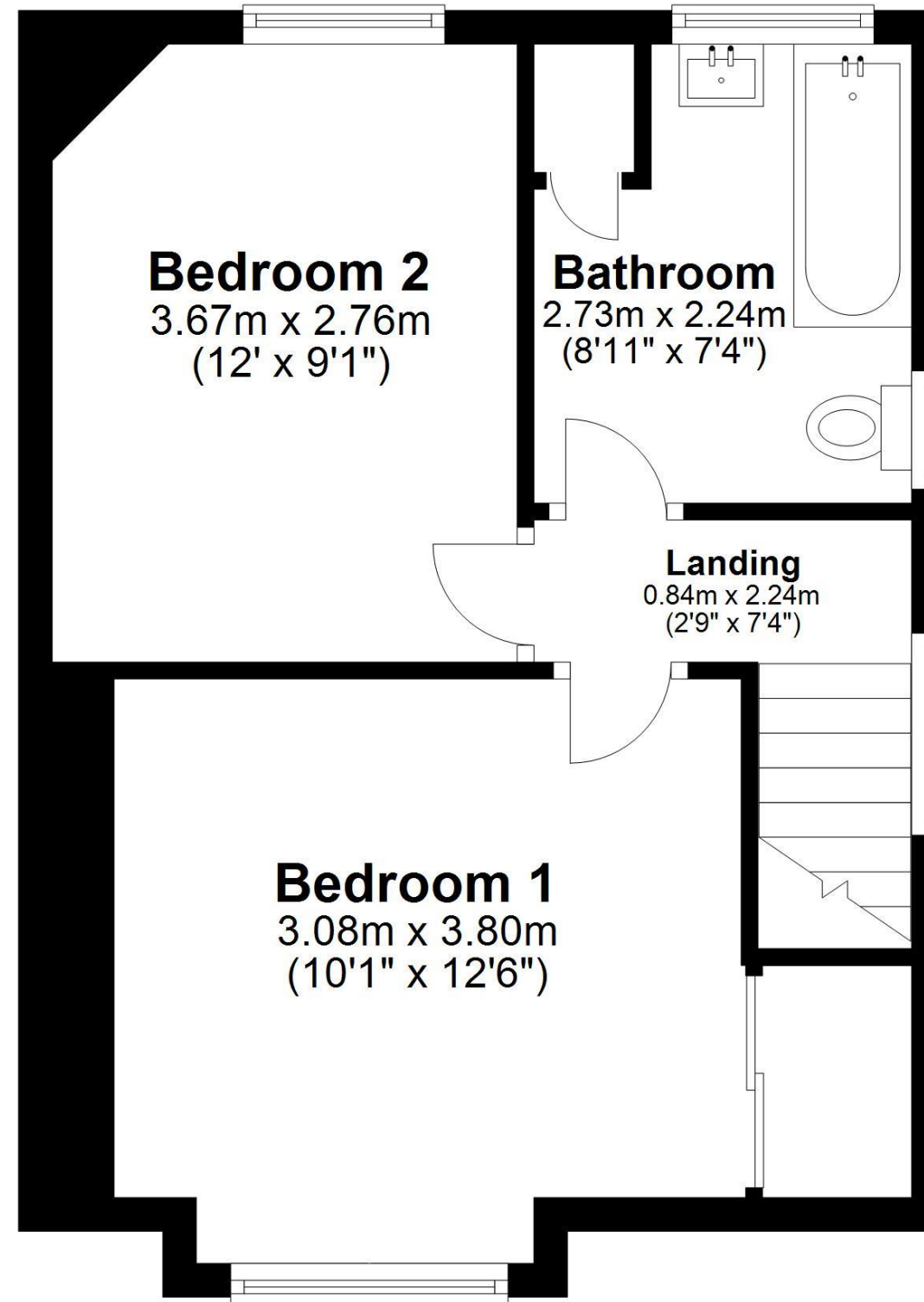
## Ground Floor

Approx. 51.9 sq. metres (559.0 sq. feet)



## First Floor

Approx. 35.8 sq. metres (385.0 sq. feet)



Externally, the property offers a front driveway offering off street parking for one vehicle along with a front garden with walled boundary | To the rear is a delightful, enclosed south facing garden, which is laid predominantly to lawn.

Priced to reflect the required modernisations, early inspections are deemed essential to fully appreciate the opportunity on offer.

Services: Mains electric, gas, water & drainage | Tenure: Freehold | Council Tax: Band B | Energy Performance Certification: Rating TBC

Total area: approx. 87.7 sq. metres (944.0 sq. feet)

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