

## Ridley Grove

### South Shields NE34 6RN

Situated in a quiet cul-de-sac within a sought-after location, this rare-to-the-market property offers a perfect blend of character and practicality. Boasting neutral décor throughout, the home features spacious living areas including a light and airy lounge and versatile dining room that could serve as a third bedroom. The kitchen benefits from high-gloss units and two double glazed windows, while the generous hallway connects all principal rooms with original features adding charm.

Two double bedrooms, both with fitted wardrobes and ample storage, complement the bathroom with its floral-patterned tiling and mains-powered shower. Outside, the property offers a detached garage with convenient rear access, a block-paved driveway for multiple vehicles, and low-maintenance artificial lawns front and rear. The large rear garden includes a patio area bordered by mature shrubs and plants, a shed, and an outdoor tap, making it ideal for relaxing or entertaining.

This home provides a fantastic opportunity to acquire a property in a peaceful setting rarely available on the market.

**Offers in the region of £255,000**

# 11 Ridley Grove

## South Shields NE34 6RN



- LOCATED IN A QUIET CUL-DE-SAC IN A SOUGHT AFTER AREA
- BUNGALOW
- CLOSE TO LOCAL SHOPS

- RARE TO THE MARKET
- TWO BEDROOMS
- EPC TO FOLLOW

- NO UPPER CHAIN
- TWO RECEPTIONS ROOMS
- SHORT WALK TO HARTON VILLAGE

### Vestibule

3'8" x 3'7" (1.12 x 1.11)

Entered via a composite door, the vestibule features neutral décor and carpet flooring. A practical and tidy space providing access to the main areas of the home.

### Hallway

23'5" x 3'7" (7.14 x 1.10)

A spacious hallway with neutral décor, retaining charming original features. Fitted with carpet flooring and a radiator, this central space provides access to the lounge, dining room, all bedrooms, bathroom, and kitchen.

### Lounge

14'6" x 11'4" (4.43 x 3.46)

A bright and airy lounge decorated in neutral tones, featuring original coving that adds a touch of character. A large walk-in UPVC double glazed window floods the room with natural light. The focal point is a gas fire with a marble hearth, complemented by carpet flooring and a radiator for comfort.

### Dining Room

11'9" x 11'5" (3.59 x 3.50)

A versatile room with neutral décor and carpet flooring, featuring a gas fire with a marble hearth, a radiator, and a large UPVC double glazed window.

### Bedroom

14'8" x 8'8" (4.48 x 2.66)

A front-facing double bedroom with a walk-in UPVC double glazed bay window that brings in plenty of natural light. Finished with floral décor and carpet flooring, the room also features fitted sliding door wardrobes with overhead storage and a radiator.

### Bedroom

12'4" x 10'7" (3.78 x 3.25)

A good-sized double bedroom to the rear of the property, featuring neutral décor and carpet flooring. Includes fitted wardrobes with overhead storage, a UPVC double glazed window, and a radiator.

### Bathroom

5'5" x 7'11" (1.66 x 2.43)

A bathroom with neutral wall tiles featuring a subtle floral pattern and carpet flooring. It includes a toilet, pedestal sink, and an easy-access bath fitted with a mixer tap and mains-powered shower over the bath. A large UPVC double glazed window provides natural light, while wood panelling on the ceiling adds character. Additional features include a radiator and loft access.

### Kitchen

8'7" x 8'9" (2.64 x 2.69)

Fitted with white high-gloss wall and base units complemented by contrasting black worktops. The

kitchen includes a stainless steel sink with mixer tap, plumbing for a washing machine, and an integrated cooker hood. Two UPVC double glazed windows and a composite back door provide ample natural light and access. Wood panelling on the walls and ceiling adds character, with carpet flooring and a radiator completing the space.

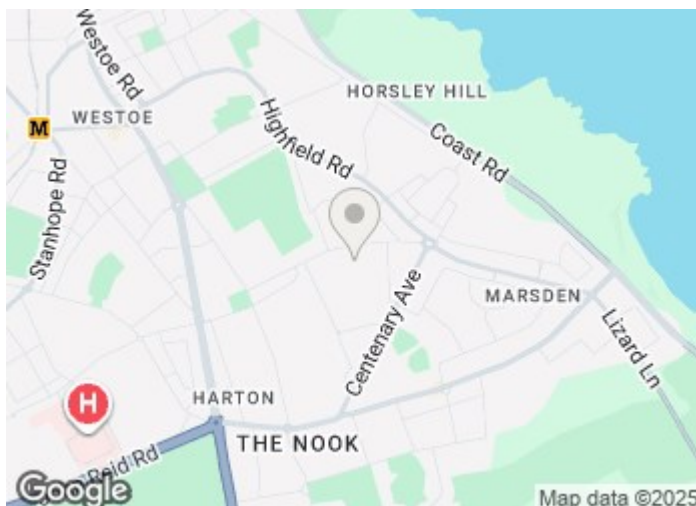
### Garage

16'1" x 8'10" (4.91 x 2.71)

Detached garage featuring an up-and-over door and a convenient side entrance accessible from the rear garden.

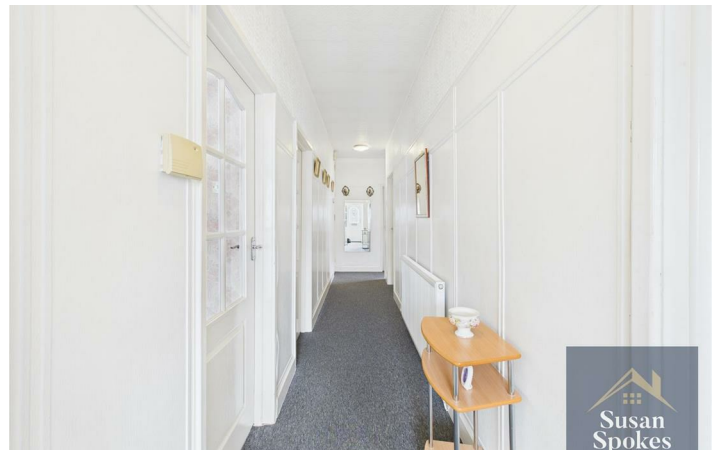
### Exterior

The front garden features a block-paved footpath and a driveway with space for multiple cars. A low-maintenance artificial lawn is bordered by flower beds, creating an attractive and easy-care frontage. The generously sized rear garden also benefits from low-maintenance artificial grass, complemented by a patio area at the rear, bordered with plants and mature shrubs. Additional features include a shed and an outdoor tap.

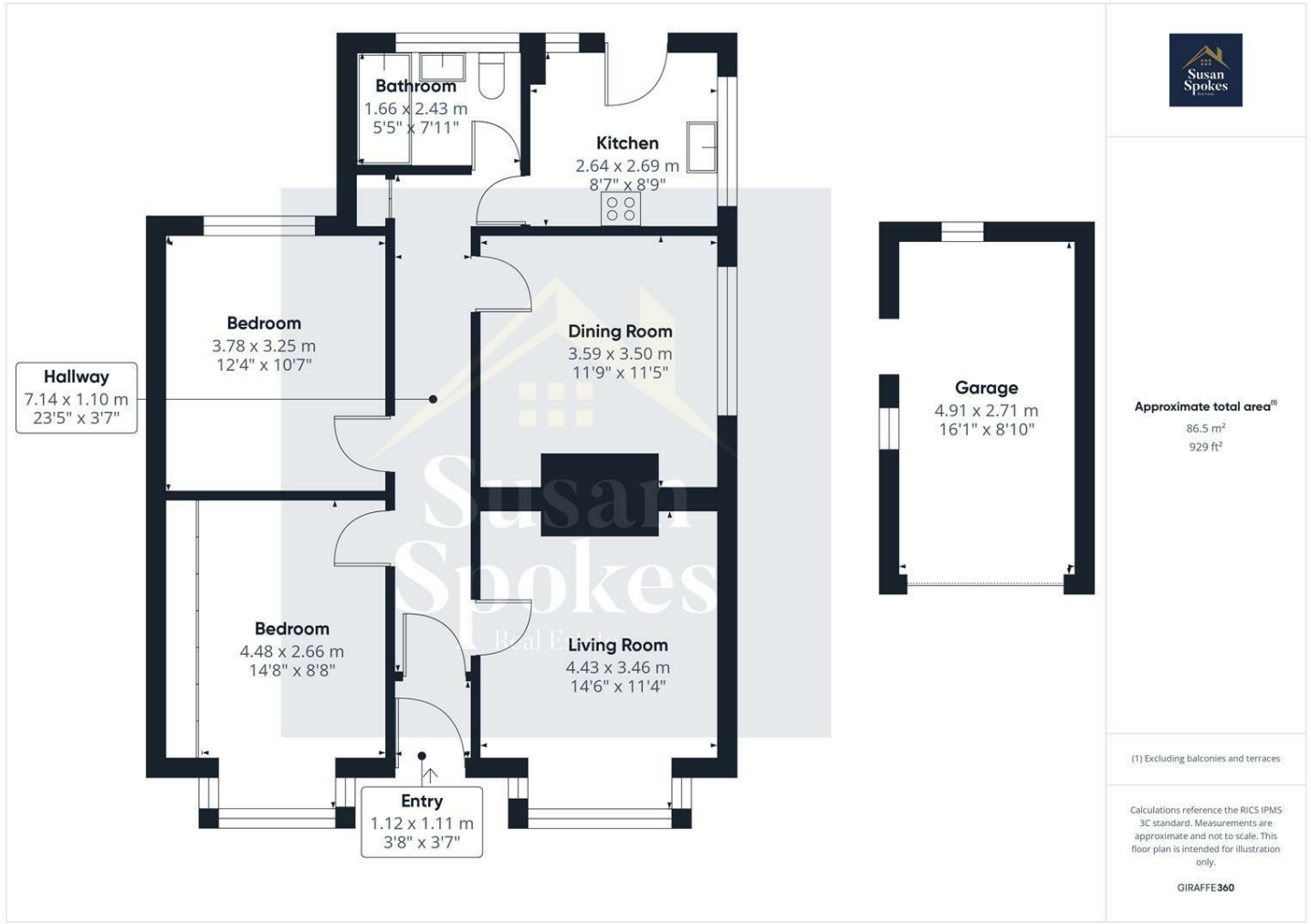


## Directions





Floor Plan



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