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**FOR SALE**





### Property Description

A three-bedroom, semi-detached property from the 1970s, located at 16 Ridley Road. The property features a driveway suitable for two cars, accessed via a dropped curb, with mature shrubs and borders enhancing the exterior. Side access is available to the rear garden. This home is offered without chain and is competitively priced, though it requires refurbishment.

### Entrance

- Accessed via a UPVC double glazed door.
- Hallway laid to carpet with stairs rising to the upper level.
- Window to the side aspect providing natural light.

### Lounge

- 20' 4" x 10' 4" ( 6.20m x 3.15m )
- Generously sized and dual aspect.
- Double glazed patio doors to the rear aspect.
- Full-length window to the front aspect.
- Built-in cupboards under the stairs.
- Electric fireplace with a wooden surround and hearth.

### Kitchen

- 13' 9" x 7' 11" ( 4.19m x 2.41m )
- Wide range of wall, base, and drawer units above and below.
- Roll top work surfaces.
- Stainless steel two-bowl sink with mixer tap.
- Double glazed UPVC door to the rear garden.
- Double glazed window to the rear aspect.
- Localised tiling and vinyl flooring.
- Space and plumbing for a washing machine.
- Radiator.

### Reception Room Two

- 17' 1" x 7' 10" ( 5.21m x 2.39m )
- Double glazed window to the front aspect.
- Cupboard housing the electric and gas meter.
- Radiator.

## Landing

- Loft hatch.
- Carpeted floor.
- Stairs descending to the lower level.
- Built-in cupboard housing a combination moisture boiler.

## Bedroom One

- 15' 3" x 8' 2" ( 4.65m x 2.49m )
- Double glazed window to the rear aspect.
  - Radiator.
  - Built-in wardrobe.

## Bedroom Two

- 14' 3" max x 10' 3" ( 4.34m max x 3.12m )
- Double glazed window to the rear aspect.
  - Wood floorboards.

## Bedroom Three

- 7' 11" x 7' 11" ( 2.41m x 2.41m )
- Double glazed window to the front aspect.
  - Carpeted floor.
  - Wall-mounted radiator.

## Wet Room

- Double glazed window to the front and side aspects.
- Hand wash basin and walk-in shower.
- WC.
- Localised tiling and built-in storage.

## Outside

### Front Garden

- Driveway suitable for two cars.
- Mature shrubs and borders.

### Rear Garden

- Mostly laid to lawn.
- Mature shrubs and borders.
- Patio area and shed.
- Side access to the property.

## Additional Information

- The property is offered without chain.
- Competitively priced and in need of refurbishment.















**EPC Rating: D**

Tenure: Freehold

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