



Ridley Drive | Wallsend | NE28 9FL

# Offers in Excess of £235,000

Presenting an immaculate three-bedroom semi-detached property for sale. This splendid property boasts a well-appointed layout that incorporates three bedrooms, ensuite to main bedroom, family bathroom, downstairs W.C., lounge, and kitchen/dining room. The exceptionally high standard of finish is evident throughout the property, making it a perfect choice for families seeking a home that is ready to move into. One of the key highlights of the property is the master bedroom that comes with an en-suite and a balcony. This setup enhances the functionality of the space while also providing a private haven for relaxation. The lounge and well-equipped kitchen further enhances the appeal of this property, providing ample space for day-to-day activities and entertaining guests. In conclusion, this semi-detached property represents an excellent opportunity for families seeking an immaculate, comfortable, and well-appointed home with a fantastic enclosed rear garden.

ROOK  
MATTHEWS  
SAYER



**Semi-detached**

**Beautifully presented**

**Three bedrooms**

**EPC: C**

**Balcony**

**Council tax band: C**

**Driveway & Garage**

**Tenure: Freehold**

**For any more information regarding the property please contact us today**

**PROPERTY DESCRIPTION:**

**ENTRANCE DOOR to:** Useful and versatile porch, door to:

**ENTRANCE PORCH:** Useful and versatile porch, door to:

**LOUNGE:** (front): 16'0 max x 10'1 max (4.88m x 3.07m) UPVC double glazed window to front, radiator.

**MIDDLE HALLWAY:** Staircase to first floor

**DOWNSTAIRS W.C.:** Low level W.C., pedestal wash hand basin, radiator, extractor fan.

**KITCHEN/DINING ROOM:** (rear): 18'7 x 7'6 (5.66m x 2.29m)  
Briefly comprising fitted wall and base units incorporating; one and a half bowl sink unit with mixer tap, built in electric oven, gas hob, combination boiler, space for washing machine, space for fridge/freezer, integrated dishwasher, UPVC double glazed window to rear, and UPVC double glazed French doors to rear garden.

**FIRST FLOOR LANDING AREA:**

**BEDROOM THREE:** (rear): 7'9 x 9'8 into robes (2.36m x 2.95m), UPV double glazed window to rear, radiator.

**BEDROOM TWO:** (rear): 11'2 x 8'7 (3.40m x 2.62m) UPVC double glazed window to front, radiator.

**FAMILY BATHROOM:** 8'6 max x 5'4 max (2.59m x 1.62m)  
Briefly comprising; low level W.C., pedestal wash hand basin, panelled bath with overhead shower unit, radiator.

**BEDROOM ONE:** (front): 13'1 x 11'0, (3.99m x 3.35m), including depth of fitted wardrobes, double glazed window, radiator, UPVC double glazed French doors to balcony.

**EN-SUITE SHOWER ROOM:**  
Briefly comprising, step in shower cubicle, pedestal wash hand basin, low level W.C., tile effect flooring, radiator.

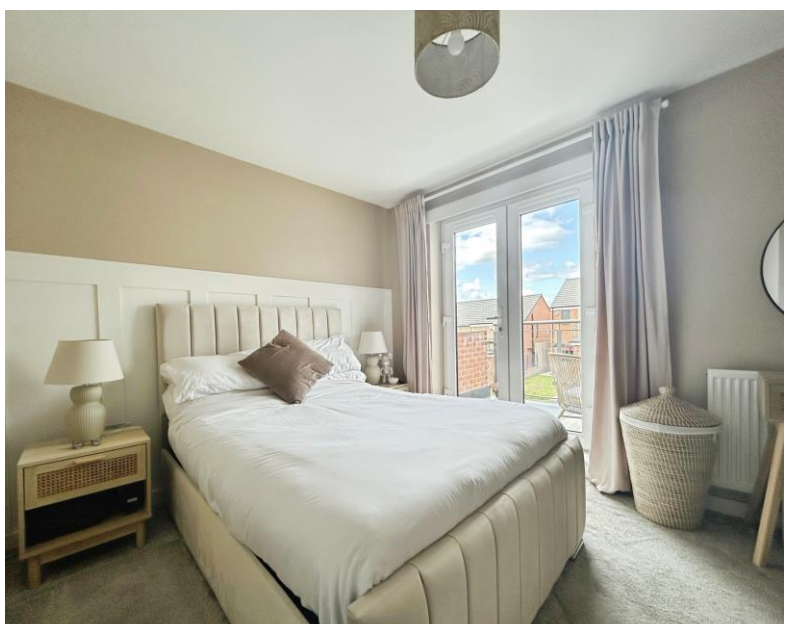
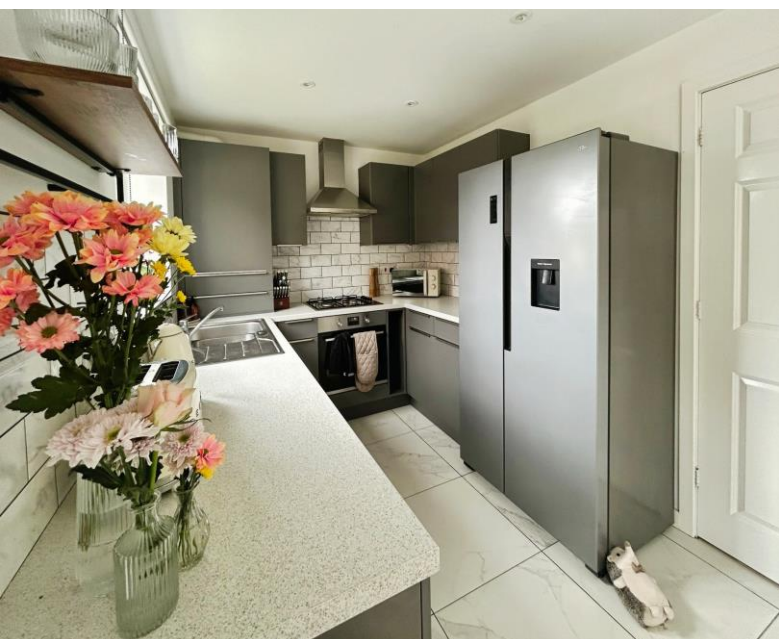
**GARAGE:** 16'5 max x 7'9 max (5.00m x 2.36m)

**EXTERNALLY:**

Front- Driveway leading to single garage, lawned area with paving and gravelled borders.

Rear- Mainly laid to lawn, decked area, paved area.







#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: CABLE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE & DRIVEWAY

#### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### RESTRICTIONS AND RIGHTS

Listed? NO

Conservation Area? NO

Restrictions on property? NO

Easements, servitudes or wayleaves? NO

Public rights of way through the property? NO

#### RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

Known safety risks at property (asbestos etc...): NO

#### BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO

Outstanding building works at the property: NO

#### ACCESSIBILITY

This property has no accessibility adaptations:

- E.g. Ramp access to front door
- E.g. Accessible handrail to side door
- E.g. Wet room to ground floor
- E.g. Lift access to first floor

#### TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

#### COUNCIL TAX BAND: C

#### EPC RATING: C

FH00009097 .NF.NF.23/06/2025.V.1



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ROOK  
MATTHEWS  
SAYER



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in



**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.