

FOR
SALE

59 RIDLEY GARDENS, EARSDON VIEW NE27 0FQ
£367,500



4 BEDROOM HOUSE - DETACHED

- FOUR BEDROOM DETACHED PROPERTY
- CUL-DE-SAC LOCATION
- TWO RECEPTION ROOMS
- CONTEMPORARY KITCHEN
- BATHROOM WC & DOWNSTAIRS WC
- TWO BEAUTIFUL ENSUITES
- FRONT GARDEN
- REAR GARDEN
- DETACHED GARAGE & DRIVEWAY
- EPC RATING C

[VIEW PROPERTY](#)

ENTRANCE HALLWAY

RECEPTION ROOM
14'8 x 10'9

RECEPTION ROOM
11'0 x 9'7

KITCHEN
9'11 x 8'0

DOWNSTAIRS WC

LANDING

BEDROOM
12'2 x 10'9

EN SUITE
8'1 x 4'4

BEDROOM
10'1 x 8'7

BEDROOM
10'8 x 6'8

BATHROOM WC
7'10 x 4'11

LANDING

BEDROOM
12'1 x 11'1

EN SUITE
7'11 x 5'11

FRONT GARDEN

REAR GARDEN

59 RIDLEY GARDENS, EARSDON VIEW NE27 0FQ

This stunning, immaculately presented, detached house was built in 2011 and is perfectly located in a popular residential area. It boasts a wealth of contemporary features and is ideal for a family.

With over 1100 square feet of accommodation set over three floors, this beautiful property consists of a entrance hallway with stairs up to the first floor and doors to the two reception rooms, kitchen and downstairs WC. The fabulous contemporary kitchen benefits from a range of units with Quartz worktops and integrated appliances single oven, induction hob, chimney hood, fridge freezer, dishwasher and washing machine. To the first floor there are three stylish bedrooms, one with fitted wardrobes, a beautiful ensuite with walk in rainfall shower, vanity wash basin and low level WC. There is also a modern family bathroom with panelled bath, pedestal wash basin and low level WC. On the top floor there is another spacious and stylish bedroom with fitted wardrobes and an ensuite with walk in rainfall shower, vanity wash basin and low level WC. Externally there is a detached garage, front garden and a rear garden with lawn and access to the driveway.

The amazing condition, generous size and fabulous location of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

Conveniently situated half way between the coast and Newcastle city centre and just off the A19, Earsdon View offers a wide range of contemporary homes particularly favoured by growing families and busy professionals. Well served by many of the borough's best schools and on the doorstep, the local Waggonways, a network of routes originally used for hauling coal, are perfect for enjoying the surrounding countryside and wildlife on the foot or by cycle.

59 RIDLEY GARDENS
EARS DON VIEW
NE27 0FQ

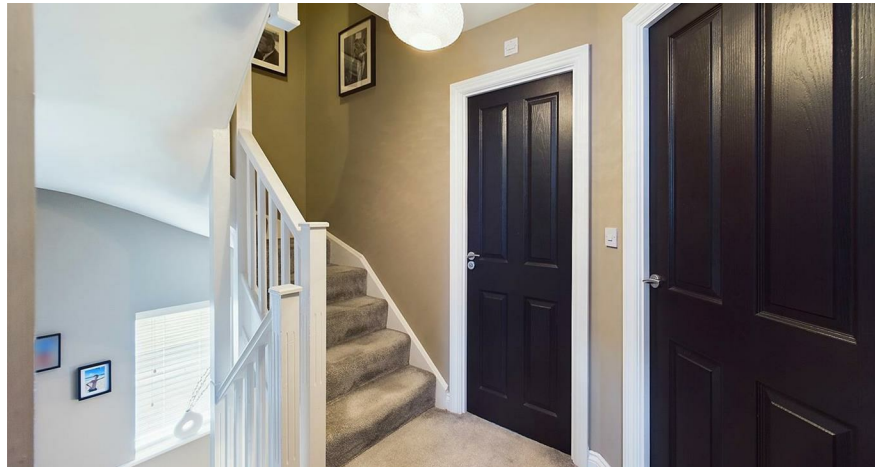
EMBLEYS
ESTATE
AGENTS



0191 252 2810 - EMBLEYS.CO.UK

59 RIDLEY GARDENS
EARS DON VIEW
NE27 0FQ

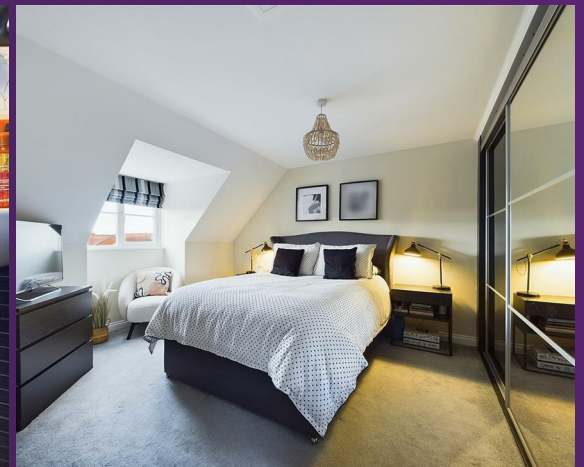
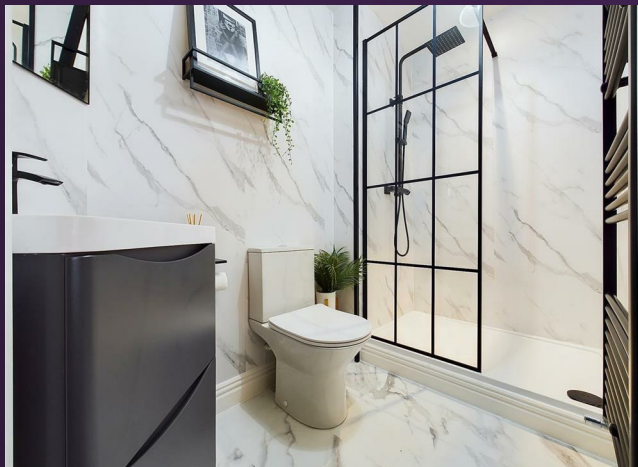
EMBLEYS
ESTATE
AGENTS



0191 252 2810 - EMBLEYS.CO.UK

59 RIDLEY GARDENS
EARS DON VIEW
NE27 0FQ

EMBLEYS
ESTATE
AGENTS



0191 252 2810 - EMBLEYS.CO.UK

59 RIDLEY GARDENS
EARS DON VIEW
NE27 0FQ

EMBLEYS
ESTATE
AGENTS



0191 252 2810 - EMBLEYS.CO.UK



59 RIDLEY GARDENS EARS DON VIEW NE27 0FQ

SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

VIEW PROPERTY

THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.



EMBLEYS
ESTATE
AGENTS

YOU'LL BE SOLD ON EMBLEYS

EMBLEYS
ESTATE
AGENTS

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

England & Wales

EU Directive
2002/91/EC



0191 252 2810 - EMBLEYS.CO.UK