

FOR
SALE

40 RIDLEY GARDENS, EARSDON VIEW NE27 0FR
£320,000



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED PROPERTY
- SOUGHT AFTER RESIDENTIAL LOCATION
- STYLISH RECEPTION ROOM
- CONTEMPORARY OPEN PLAN KITCHEN AND FAMILY ROOM
- OFFICE SPACE
- MODERN BATHROOM WC, ENSUITE & DOWNSTAIRS WC
- ATTACHED GARAGE
- DRIVEWAY PARKING
- LANDSCAPED REAR GARDEN
- EPC RATING C

[VIEW PROPERTY](#)

ENTRANCE HALLWAY
8'0" x 17'8"

LOUNGE
10'9" x 14'6"

KITCHEN DINER/FAMILY ROOM
18'2" x 19'2"

OFFICE
7'9" x 9'1"

DOWNSTAIRS WC
3'6" x 2'11"

UTILITY ROOM
7'9" x 7'3"

LANDING

BEDROOM
10'9" x 9'1"

ENSUITE
7'9" x 4'6"

BEDROOM
10'8" x 7'0"

BEDROOM
8'3" x 10'2"

BATHROOM WC
8'2" x 4'6"

GARAGE
8'8" x 7'6"

DRIVEWAY

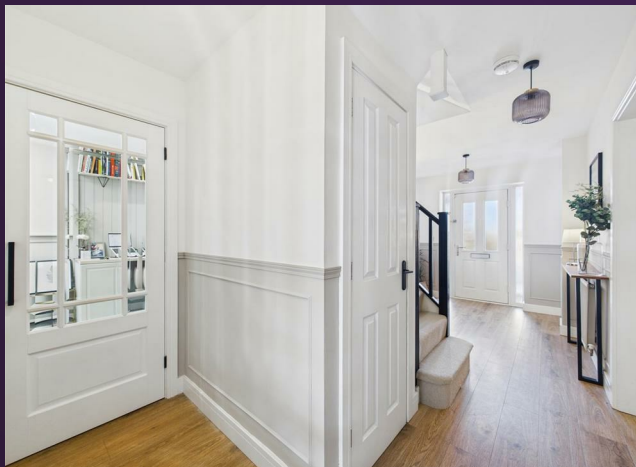
REAR GARDEN

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This stunning, immaculately presented and well extended semi detached house is perfectly located in a popular residential area. It boasts a wealth of contemporary features and is ideal for a range of buyers. With over 1200 square feet of accommodation set over two floors, this beautiful property consists of a entrance hallway with stairs up to the first floor and doors to the lounge, kitchen/family room and office. The fabulous contemporary kitchen/family room benefits from a range of units with contrasting worktops and integrated appliances including a single oven, fridge freezer, dishwasher and microwave. There is also a breakfasting island with seating, further units and an integrated induction hob and access to the south facing rear garden. Also to the ground floor there is a utility room with further units and a downstairs WC. To the first floor there are three stylish bedrooms, one with an ensuite with walk in shower, pedestal wash basin and low level WC. There is also a modern family bathroom with panelled bath, pedestal wash basin and low level WC. Externally there is an attached garage, driveway parking to the front of the property and a landscaped rear garden. The amazing condition and superb layout 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 foot or by cycle.

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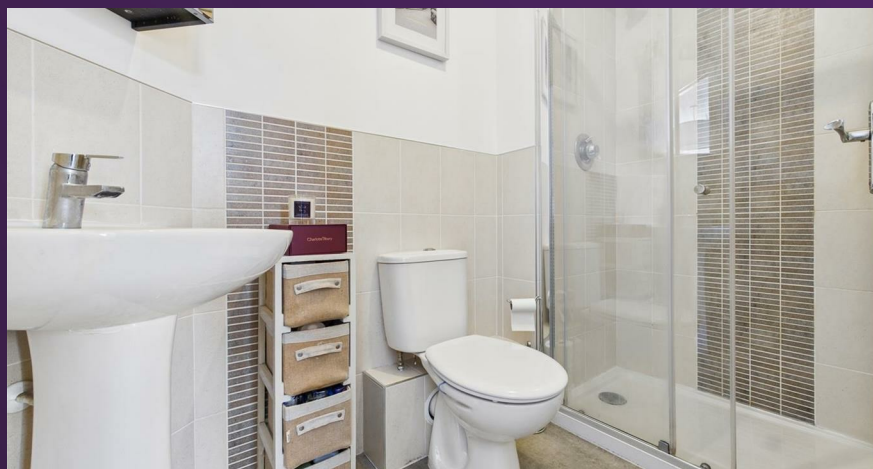
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Floor 0



Floor 1

Approximate total area⁽¹⁾
1246.88 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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



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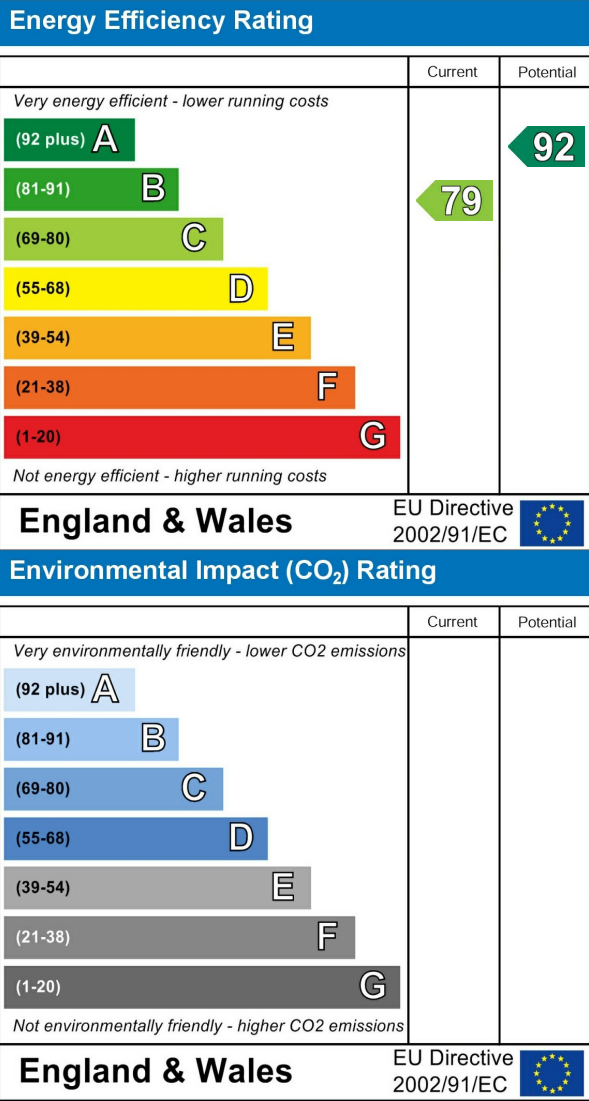
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THE PROPERTIES MISDESCRIPTION
ACT, 1991

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.

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