





- Sought After Location
- Detached Family Home
- Four Double Bedrooms
- Immaculately Presented
- Three Storey Home
- Three Bathrooms
- Off Street Parking
- Council Tax Band \*C\*
- Viewing Recommended
- Call For More Information





\*\* Video Tour on our YouTube Channel | <https://youtu.be/m5obK16M6y8> \*\*

Jan Forster Estates are delighted to present this stunning, four-bedroom detached property, positioned on the popular Ridley Gardens. The three-storey home has been superbly decorated throughout and will appeal to the growing family.

Internally the property briefly comprises to the ground floor: - entrance hallway with storage and ground floor w.c, bright and airy lounge leading to the dining room which has double doors to the rear garden and a modern kitchen with fitted wall and floor units providing ample storage and an integrated oven and hob. To the first floor there are three double bedrooms, the main with an en suite facility and there is also a modern family bathroom/w.c. To the second floor there is the generous main bedroom with an en suite. The property further benefits from gas central heating and double glazing.

Externally there is a garden to the front and a driveway leading to the detached garage. There is also an additional parking space to the front of the property. To the rear there is a beautiful, easy to maintain paved garden.

The location offers ease of access to a wealth of local amenities, the Metro, and local green spaces. Northumberland Park shopping centre is just over one mile away and the A19 and Coast Road are also within easy reach and provide a quick route to Newcastle City Centre. For the growing family, the property is well positioned for well-regarded schools.

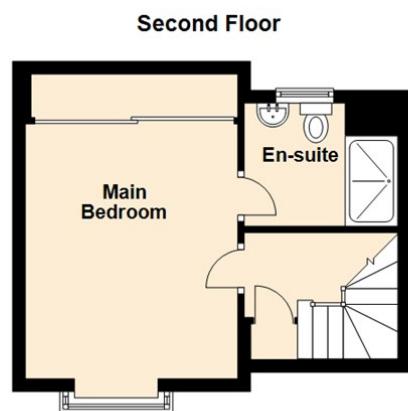
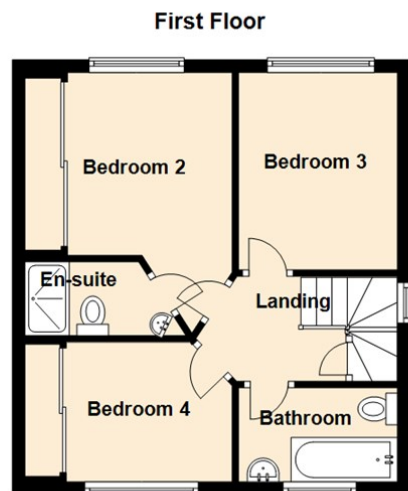
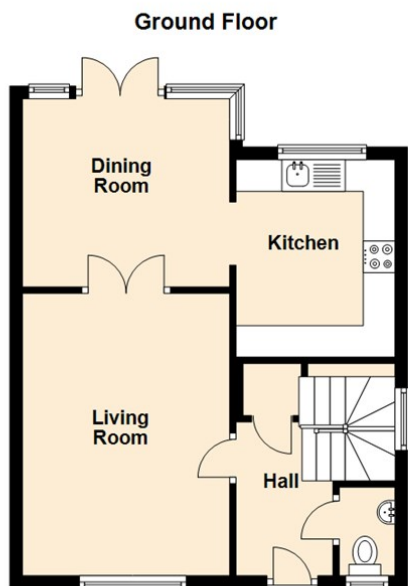
For more information and to book your viewing please call our Coastal team on 0191 257 2000

#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*C\*.





- Living Room 14'7" x 10'9" (4.46 x 3.30)
- Dining Room 9'8" x 10'8" (2.97 x 3.27)
- Kitchen 10'2" x 8'2" (3.12 x 2.51)
- Main Bedroom 15'9" x 11'2" (4.81 x 3.42)
- Bedroom Two 11'11" x 10'8" (3.64 x 3.27)
- Bedroom Three 10'2" x 8'2" (3.12 x 2.51)
- Bedroom Four 6'10" x 10'8" (2.10 x 3.27)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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