



# Alexander Hudson Estates

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Sales Particulars

Ridge Way

East Benton Rise

NE28 9FF









Alexander Hudson Estates introduces to market this immaculately presented, four-bedroom, detached family home situated in the popular residential estate of East Benton Rise, NE28. Close by to the Coast Road and A19, providing easy access across Newcastle and further afield.

Well presented and maintained throughout, the property briefly comprises of an entrance hallway, cosy living room, open plan kitchen/ diner and sunroom and a fully equipped utility and downstairs WC. To the first floor sits three generously sized bedrooms, one benefiting from an En-suite shower room and family bathroom. To the second floor lies a primary suite with En-suite shower room and wardrobe. Externally, the front of the property features a small lawn and garden path whilst the rear benefits from a beautifully landscaped garden with lawn and sunny patio area. A large driveway sits to the side of the property along with a single detached garage.

The property is within walking distance to a range of schooling, and within easy reach of Benton providing a range of amenities including a large supermarket, restaurants and shopping facilities, with Silverlink Retail Park less than a 10-minute drive away.



Tenure: Freehold    Council tax band: D    EPC Rating: C

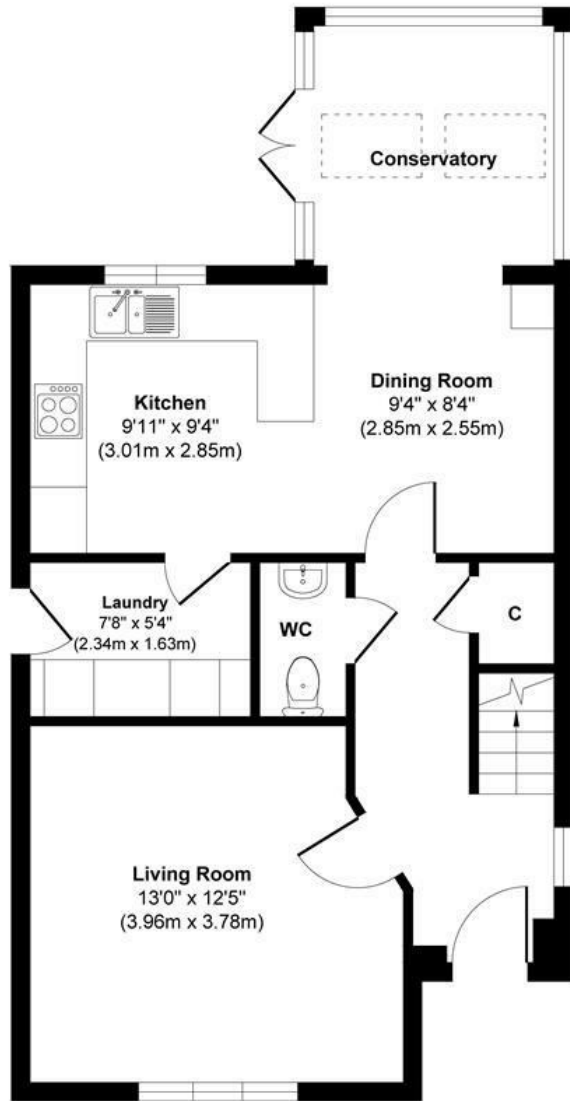




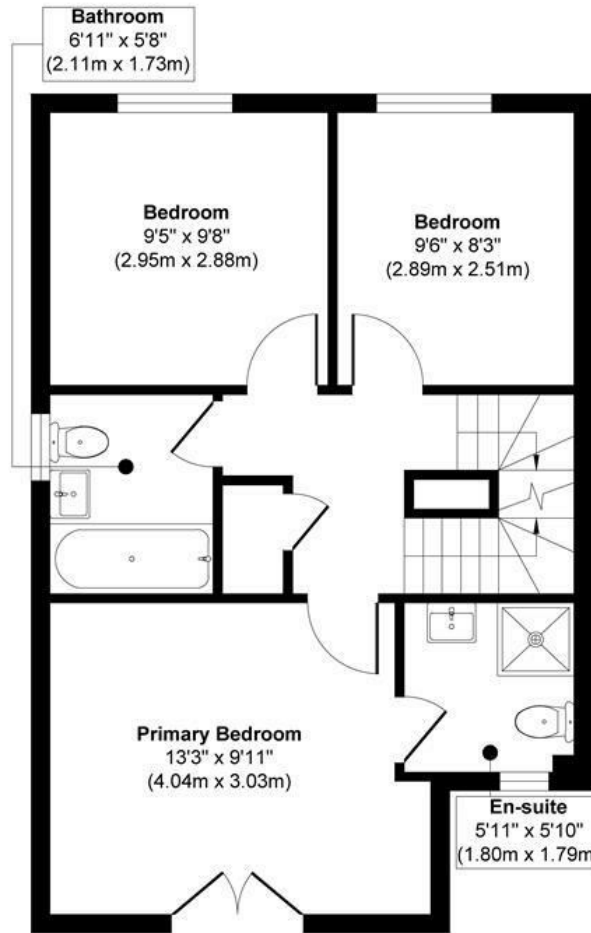




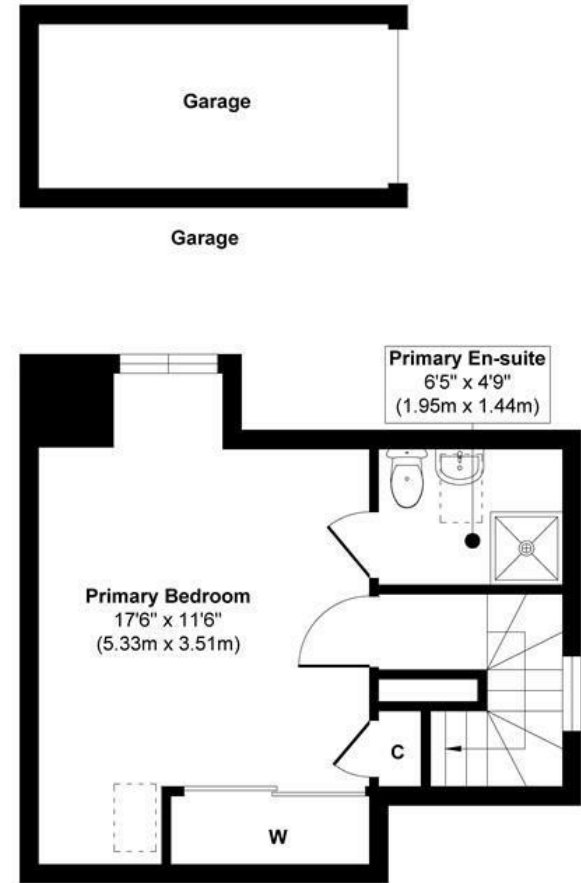




**Ground Floor**  
Approximate Floor Area  
560 sq. ft  
(51.99 sq. m)



**First Floor**  
Approximate Floor Area  
484 sq. ft  
(45.00 sq. m)



**Second Floor**  
Approximate Floor Area  
258 sq. ft  
(24.00 sq. m)

**Approx. Gross Internal Floor Area 1302 sq. ft / 120.99 sq. m (Excluding Garage)**

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