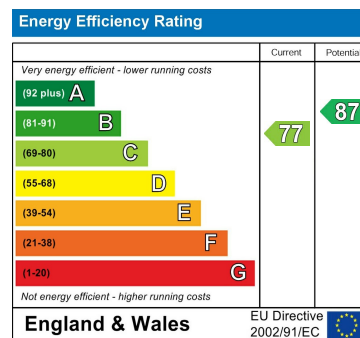




# Ridley Gardens, Shiremoor



**Important Information**

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Price Guide £349,950



## Description

ATTRACTIVE FOUR BEDROOM DETACHED PROPERTY SET OVER THREE FLOORS SITUATED WITHIN A QUIET CUL-DE-SAC IN THE POPULAR DEVELOPMENT OF EARSDON VIEW SHIREMOOR

Wonderful opportunity to acquire this fantastic four bedroom, three bathroom family home which offers open plan living, modern interiors, stylish fitted shutters throughout, a good size garden with a garage and driveway parking.

Briefly comprising: Entrance hallway with understairs storage. The open plan lounge/diner is a great space offering a dual aspect with double patio doors giving access to the rear garden and a feature fireplace with a log burning stove. An opening leads to the modern kitchen which boasts fitted wall and base units including integrated appliances such as an induction hob, double oven, dishwasher, wine cooler, washing machine and fridge/freezer. A W.C. with hand basin is accessed from the hallway. To the first floor are three bedrooms, one of which benefits from fitted sliding wardrobes and an en-suite shower room with hand basin, W.C. and heated towel rail. The family bathroom consists of a free standing bath, hand basin, W.C. and heated towel rail. To the top floor is the main bedroom which has fitted wardrobes providing additional storage as well as benefitting from a stylish en-suite shower room with hand basin, W.C. and heated towel rail. Externally to the rear is a generous size garden with patio area, raised planter, lawn and access to the garage as well as side access to the driveway. To the front is driveway parking.

Located within this popular residential development of Earsdon View, the area offers ease of access to a variety of local amenities such as the Silverlink Retail Park and Northumberland Park. There are excellent local transport links as well as road links to Newcastle city centre and other coastal towns.

## Entrance Hallway

W.C.

## Lounge/Diner

24'5" x 10'9"

## Kitchen

9'10" x 8'0"

## Bedroom One

11'10" x 11'3"

## En-Suite

7'8" x 6'4"

## Bedroom Two

9'2" x 8'11"

## En-Suite

## Bedroom Three

10'0" x 8'3"

## Bedroom Four

10'9" x 7'1"

## Bathroom

7'8" x 4'9"

## Externally

To the rear is a generous size garden with patio area, raised planter, lawn and access to the garage as well as side access to the driveway.  
To the front is driveway parking.

