



Ridgewood Villas | South Gosforth | NE3 1JZ

£275,000



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**Traditional semi-detached
house**

Two double bedrooms

Dining kitchen

Lovely private rear garden

**Driveway provides off-street
parking**

**Access to South Gosforth
Metro Station, The Freeman
Hospital & Jesmond Dene**

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A traditional two-bedroom semi-detached house situated on this popular residential street in South Gosforth. The property is ideally positioned for easy access to South Gosforth Metro Station, The Freeman Hospital and Jesmond Dene.

The home benefits from two double bedrooms, a lovely private rear garden, driveway, attached garage, double glazing and gas-fired central heating. The accommodation briefly comprises an entrance hallway with staircase to the first floor, a bright sitting room to the front featuring a bay window and attractive fireplace, and a dining kitchen fitted with a range of wall and base units. To the first floor there are two double bedrooms, a family bathroom and a separate WC. Externally, the property boasts a well-stocked private garden to the rear. To the front, a driveway provides off-street parking and leads to the attached garage.

This is an excellent opportunity to acquire a well-located home in a highly sought-after area of South Gosforth.

ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Radiator.

SITTING ROOM 14'8 (into bay) x 12'2 (plus alcove) (4.47 x 3.71m)

Feature fireplace, living flame effect gas fire, picture rail, coving to ceiling, laminate flooring.

DINING KITCHEN 16'7 x 9'1 (5.05 x 2.77m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, built electric oven, built in gas hob, extractor hood, space for washing machine, space for dishwasher, tiled splash back, built in cupboard, radiator, double glazed window, double glazed door.

HALF LANDING

Double glazed window.

FIRST FLOOR LANDING

Access to roof space.

BEDROOM ONE 11'8 (into bay) x 13'4 (into alcove) (3.56 x 4.06m)

Double glazed bay window to front, fitted wardrobes, picture rail, radiator.

BEDROOM TWO 12'4 x 8'9 (3.76 x 2.67m)

Double glazed window to rear, radiator.

BATHROOM

Panelled bath with electric shower over, pedestal wash hand basin, part tiled wall, radiator, double glazed frosted window.

SEPARATE W.C.

Low level WC, part tiled walls, double glazed frosted window.

FRONT GARDEN

Driveway.

REAR GARDEN

Laid mainly to lawn, flower, tree and shrub borders.

GARAGE

Attached, up and over door, light and power points, combination boiler.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: Driveway & Garage

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

AGENTS NOTE

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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