

FOR
SALE

2 RIDLEY GARDENS, EARSDON VIEW NE27 0FR
£260,000



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED PROPERTY
- FREEHOLD PROPERTY
- RECEPTION ROOM
- MODERN KITCHEN DINER
- BATHROOM WC, ENSUITE & DOWNSTAIRS WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SOUTH FACING REAR GARDEN
- EPC RATING C

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ENTRANCE HALLWAY
4'2" x 13'8"

RECEPTION ROOM
10'10" x 13'9"

KITCHEN DINER
18'9" x 10'3"

DOWNSTAIRS WC
3'3" x 4'11"

LANDING

BEDROOM
11'2" x 9'10"

ENSUITE
7'4" x 4'6"

BEDROOM
11'2" x 9'7"

BEDROOM
7'7" x 10'6"

BATHROOM WC
7'5" x 5'0"

GARAGE
8'8" x 16'10"

FRONT GARDEN

REAR GARDEN

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This modern, lovely 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.

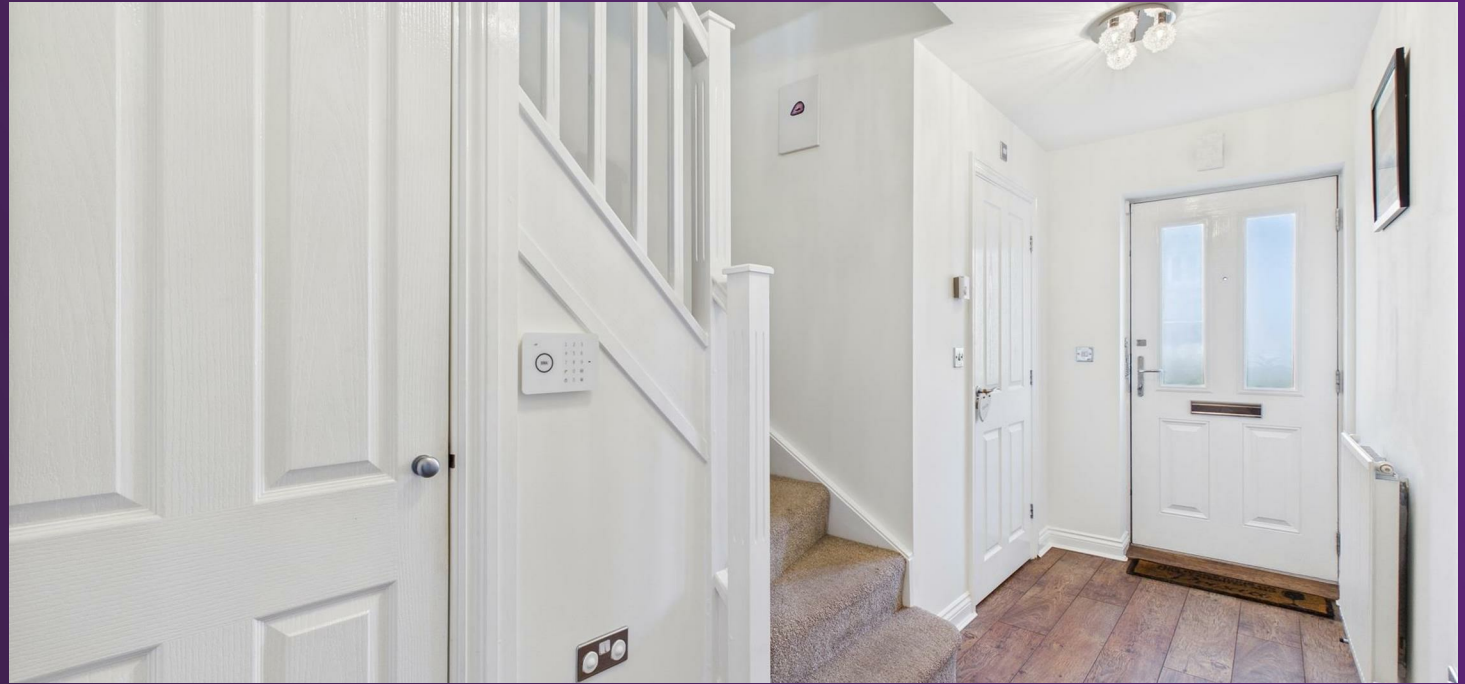
With over 1000 square feet of accommodation set over two floors, this beautiful property consists of a entrance hallway with stairs up to the first floor and doors to the reception room, kitchen diner and downstairs WC. The modern kitchen diner benefits from a range of units with contrasting worktops and integrated appliances including a single eye level oven and microwave and doors to the rear garden. 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 good sized family bathroom with panelled bath, pedestal wash basin and low level WC. Externally there is an attached garage, front garden with driveway parking and a south facing 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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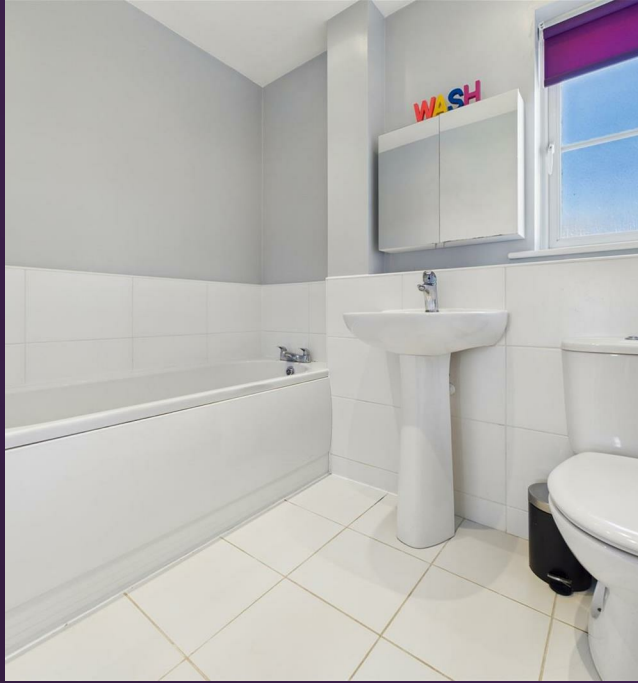
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SMOKE ALARMS

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.

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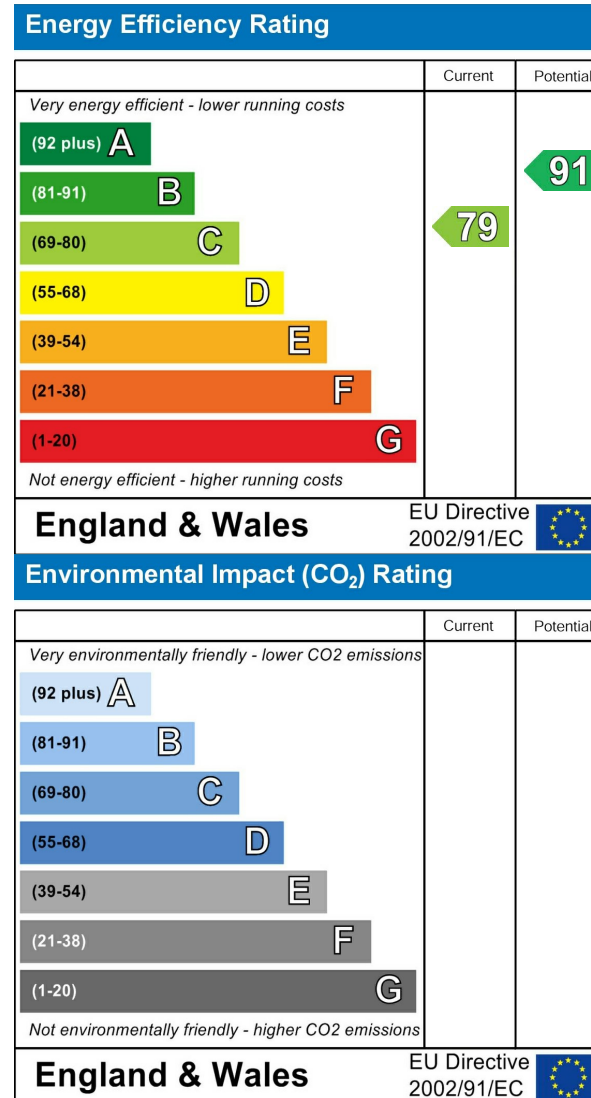
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THE PROPERTIES MISDESCRIPTION ACT, 1991

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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