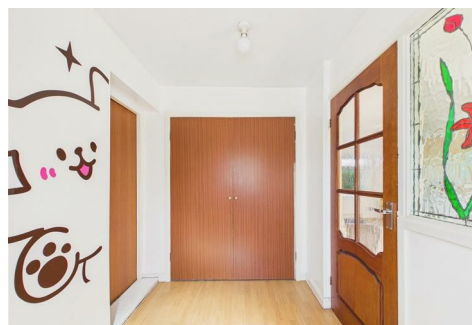




118, Ridgeway, Gateshead, NE10 8DH

Offers Over £140,000

Nestled in the charming area of Ridgeway, Gateshead, this extended semi-detached home offers a delightful blend of comfort and potential. Overlooking the picturesque Oliver Henderson Park, the property is set on a spacious plot, making it an ideal choice for families or those seeking room to grow. Upon entering, you are welcomed by a bright entrance hallway featuring a convenient cloak cupboard. The ground floor boasts a versatile bedroom, complete with an en-suite shower room, perfect for guests or as a private study. The heart of the home is the expansive lounge, which flows seamlessly into a conservatory at the rear, providing a lovely space to relax while enjoying views of the park. The lounge also leads to the front hallway, where you will find stairs leading to the first floor and access to a well-appointed breakfasting kitchen, again with delightful park views. On the first floor, you will discover two generously sized double bedrooms, complemented by a family bathroom and W.C., ensuring ample space for family living. Externally, the property features a charming decked seating area, ideal for outdoor entertaining or simply enjoying the fresh air. The private driveway offers parking for several vehicles and presents further development opportunities, making this home a fantastic investment. With its prime location, spacious layout, and potential for enhancement, this property is a rare find in the market. Do not miss the chance to make this lovely house your new home.

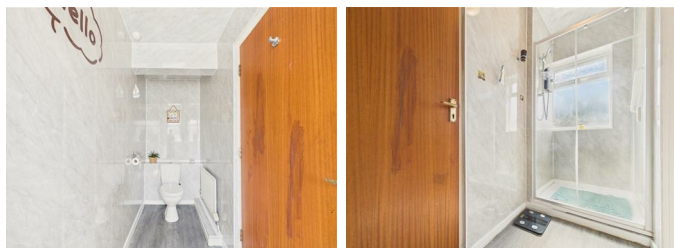
REAR ENTRANCE HALLWAY



KITCHEN



GROUND FLOOR SHOWER ROOM

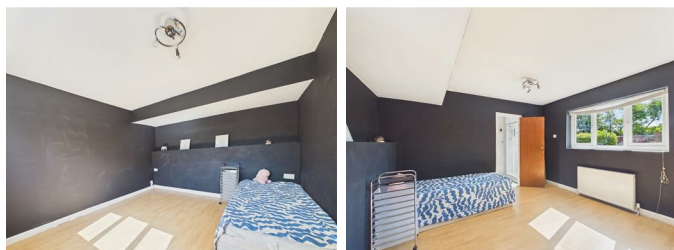


ACCOMMODATION FIRST FLOOR

BEDROOM ONE



GROUND FLOOR BEDROOM



BEDROOM TWO



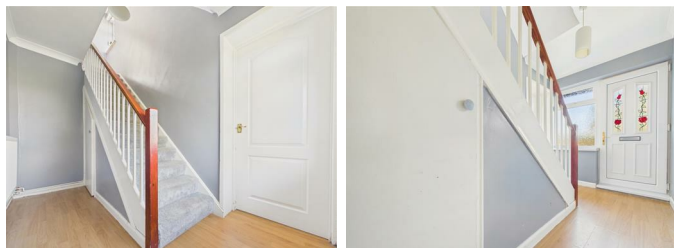
LOUNGE/ DINING ROOM



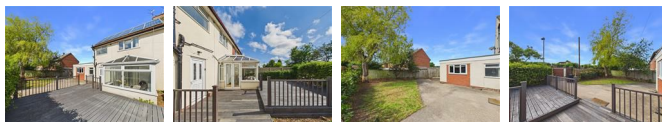
FAMILY BATHROOM



FRONT HALLWAY



EXTERNAL REAR



EXTERNAL FRONT



AGENTS NOTE

The solar panels are subject to a roof-lease agreement with an energy company that runs until 2037.

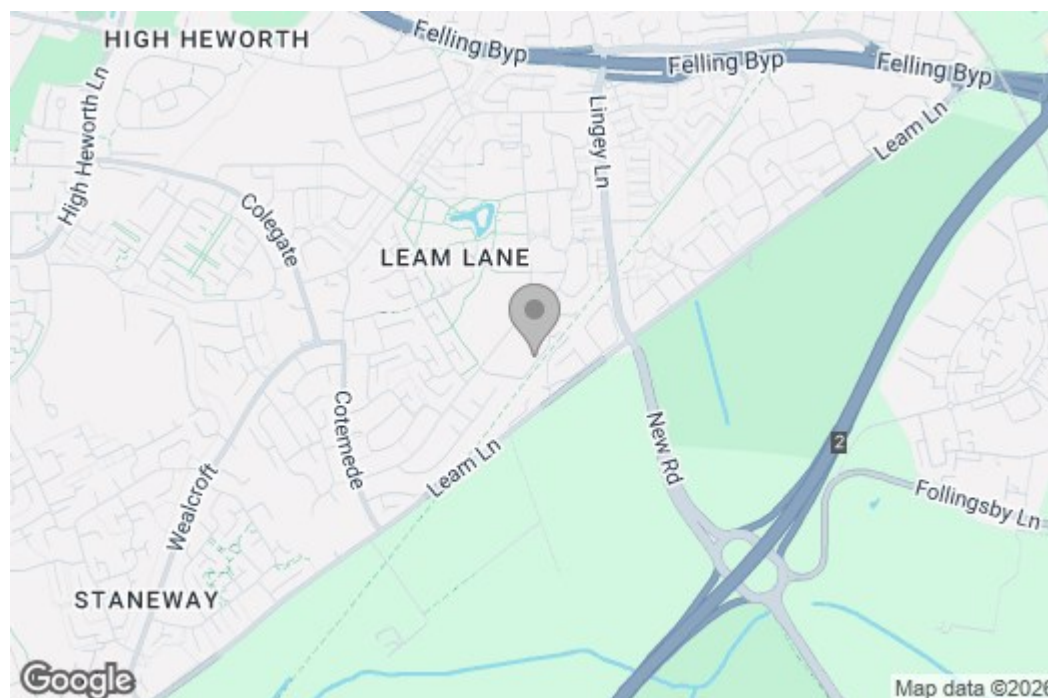
Property disclaimer

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give a representation or warranty in respect of the property.

Energy Efficiency Graph

