



- 4 Bed Detached House
- In Need of Updating
- Breakfasting Kitchen
- For sale by modern auction T's & C's apply

- Extended, Spacious Accommodation
- 21' Lounge/Dining Room
- Garage & Gardens

- Head of Cul-de-Sac
- Music Room with French Door
- Council Tax Band E

****FOR SALE BY MODERN AUCTION**** A fabulous opportunity to purchase an extended 4 bedroomed detached house, discreetly situated at the head of a cul-de-sac within this sought after 'village' location. With gas fired central heating and sealed unit double glazing, the property is in need of updating and thus presents a rare opportunity to create a wonderful family home to the purchasers' own taste and requirements. The Entrance Porch leads to the Reception Hall, with the Cloakroom/WC fitted with a wc and wash basin. The 21' Lounge/Dining Room has a French door to the rear garden, whilst the Music Room also has a French door to the rear. The Breakfasting Kitchen is fitted with wall and base units, sink unit, split level double oven with 4 ring gas hob and concealed extractor over and a fitted breakfast table. The Side Hall has a quarry tiled hall, storage cupboard with combi boiler and a door to the front. Stairs lead from the hall to the First Floor Landing, with shelved storage cupboard and access to the loft. Bedroom 1 has a range of fitted wardrobes with storage cupboards over and is to the front. Bedroom 2 is to the rear. Bedroom 3 is to the front and side and has fitted double wardrobes with storage cupboards over. Bedroom 4 has a built in double wardrobe and is to the rear. The Bathroom has a pedestal wash basin, panelled bath with shower mixer, fully tiled walls and chrome towel warmer. The WC has a low level suite. The Garage is attached with up and over door.

Externally, the Front Garden has a range of mature shrubs with a double width driveway. The Rear and Side Gardens have a lawn, being South/West facing, mature conifers, patio, rockery, shrubs and plants as well as a brick outhouse/workshop.

Ridgely Close is pleasantly located and well placed for local amenities, including schools for all ages, wide choice of pubs and restaurants, range of shops including Waitrose and a selection of sporting and leisure facilities.

Entrance Porch 7'8 x 3'0 (2.34m x 0.91m)

Reception Hall 12'0 x 3'10 (3.66m x 1.17m)

Cloakroom/WC 6'0 x 2'10 (1.83m x 0.86m)

Lounge/Dining Room 21'4 x 13'3 (6.50m x 4.04m)

Music Room 14'11 x 11'11 (4.55m x 3.63m)

Breakfasting Kitchen 14'6 x 8'10 (4.42m x 2.69m)

Side Hall

First Floor Landing

Bedroom 1 15'2 x 10'3 (4.62m x 3.12m)

Bedroom 2 13'2 x 11'3 (+dr recess) (4.01m x 3.43m (+dr recess))

Bedroom 3 12'3 x 8'6 (3.73m x 2.59m)

Bedroom 4 8'2 x 8'8 (max) (2.49m x 2.64m (max))

Bathroom 6'3 x 5'8 (1.91m x 1.73m)

WC 5'8 x 2'6 (1.73m x 0.76m)

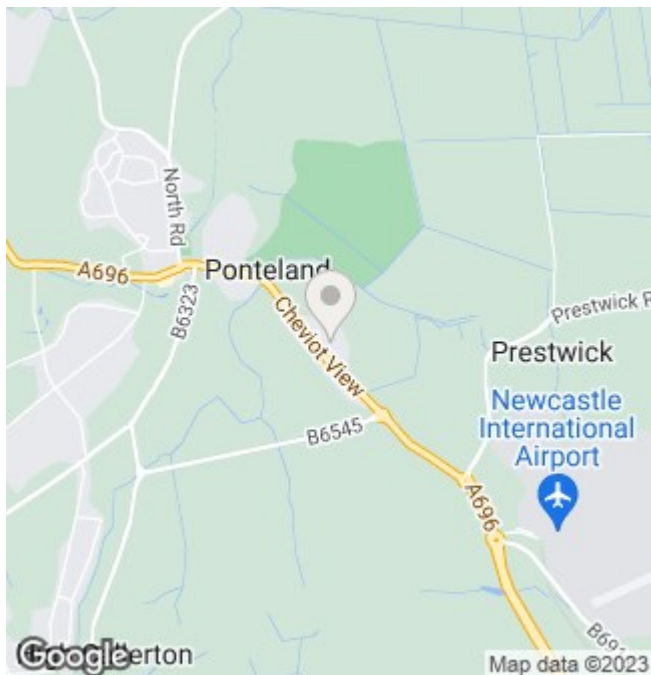
Garage 16'0 x 8'6 (4.88m x 2.59m)

Auctioneers comments





Energy Performance: Current Potential
 Northumberland County Council: 0345 6006400
 Council Tax Band: E
 Richard Coates Primary School: 0.9m
 Ponteland Primary/High School: 0.8m
 Newcastle Central Railway Station: 8.9m
 Newcastle International Airport: 1m



These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.