

# GILMORE ESTATES

Property Sales & Lettings



£325,000

, New Ridley Road, , Stocksfield, , NE43 7EX

# 143 New Ridley Road, Stocksfield, NE43 7EX

This extended semi-detached house offers a wonderful opportunity for those seeking a spacious family home. With a generous 1,690 square feet of living space, the property boasts three well-proportioned bedrooms, making it ideal for families or those looking for extra room.

Upon entering, you will find three inviting reception rooms that provide ample space for relaxation and entertainment. The addition of a conservatory enhances the living area, allowing for an abundance of natural light and a seamless connection to the garden, perfect for enjoying the outdoors in comfort.

The kitchen, accompanied by a utility room, presents a practical layout for everyday living, although it does require some cosmetic updating. This offers the new owners the chance to personalise the space to their taste and style, creating a home that truly reflects their personality.

## Entrance Porch

9'1" x 2'11" (2.79 x 0.91)

Entrance door to porch and glazed door to hallway.

## Entrance Hallway

5'3" x 7'5" (1.62 x 2.27)

Central heating radiator, single glazed window to side aspect.

## Cloak Room WC

3'10" x 7'5" (1.17 x 2.27)

WC and electric wall heater.

## Reception Room One

15'4" x 14'7" (4.68 x 4.46)

Upvc window to front aspect, gas fire with decorative surround, central heating radiator, and arch to second reception room.

## Reception Room Two

7'2" x 11'3" (2.20 x 3.45)

Stairs to 1st floor, Upvc French doors to kitchen.

## Snug

16'9" x 11'2" (5.13 x 3.41)

Central heating radiator, two roof lights.

## Conservatory

10'9" x 14'9" (3.28 x 4.50)

French doors to rear, tiled flooring, ornate roof lights.

## Kitchen

14'7" x 11'7" (4.47 x 3.55)

Two Upvc windows to rear aspect, wall and base units with laminate work surfaces, gas hob with extractor hood, double oven, wall mounted has boiler, integral fridge and door to garage.

## Utility Room

11'2" x 6'5" (3.41 x 1.97)

Plumbed for washing machine, stainless steel sink and drainer, sky light, pantry cupboard and tiled floor.

## First Floor Landing

7'4" x 14'9" (2.25 x 4.50)

Upvc window to front and side aspects, central heating radiator and stairs to second floor.

## Bedroom One

14'8" x 10'10" (4.49 x 3.31)

Upvc window to front aspect with views, central heating radiator, fitted wardrobes with sliding doors.

## Bedroom Two

10'1" x 10'7" (3.09 x 3.23)

Upvc window to rear aspect, central heating radiator and fitted wardrobes.

## Second Floor Landing

4'11" x 1'8" (1.51 x 0.51)

Velux window to side aspect and two storage cupboards.

## Bedroom Three

8'7" x (2.62 x )

Two Velux windows to rear aspect and once to front, central heating radiator and eves storage.

## Ensuite

4'6" x 5'0" (1.39 x 1.53)

WC, pedestal wash hand basin, eves storage.

## Bathroom

7'4" x 7'1" (2.24 x 2.18)

Corner bath, separate shower cubicle, WC, pedestal wash hand basin, fully tiled walls, shaver point, extractor fan, central heating radiator and Upvc window to side aspect.

## Garage

37'3" x 9'5" (11.37 x 2.89)

Roller shutter door, light and electric

## Inner Hallway

4'9" x 6'5" (1.46 x 1.96)

Under stairs cupboard, central heating radiator and stairs to first floor.

## Front Garden

Tarmacked driveway for multiple cars.

## Rear Garden

Shaped lawn, paved patio, gravelled beds and well stocked borders. Open fields beyond

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

