



- Energy Rating - D
- Potential To Extend
- Lounge/Diner
- Driveway & Garage

- Three Bedroom Home
- NO ONWARD CHAIN
- Semi Detached
- Cul-De-Sac Location

This attractive semi-detached property, boasting three bedrooms and offered with no onward chain, presents an exciting opportunity for discerning buyers seeking a project. Nestled within the highly sought-after Ridgeway Gardens locale, conveniently situated to local schools, amenities, and transport links, this home holds vast potential for enhancement.

Upon stepping inside, you're greeted by a spacious hallway leading seamlessly into the generously proportioned lounge/diner, providing a comfortable and inviting space for relaxation and entertaining alike. The adjoining kitchen, accessible from the lounge/diner, offers further scope for customization and modernization.

Conveniently located on the ground floor, a bedroom and a bathroom provide flexible living arrangements to suit various lifestyle needs, offering accessibility and versatility. Ascending to the upper level, two well-sized double bedrooms await, promising peaceful retreats for rest and rejuvenation.

Externally, the property boasts a garden predominantly laid to lawn, complemented by a patio area ideal for outdoor dining and recreation. Access to the garage is conveniently facilitated via the driveway and the garden, ensuring practicality and ease of use.

With its enviable location and ample scope for improvement, this property presents a rare opportunity to create a bespoke home tailored to your preferences and aspirations.

Lounge 18'4" x 18'1" (5.61 x 5.52)
L shaped room (both taken at max)

Kitchen 14'3" x 8'2" (4.36 x 2.51)

Bedroom One 17'1" x 11'6" (5.21 x 3.53)

Bedroom Two 12'0" x 11'7" (3.68 x 3.54)

Bedroom Three 9'7" x 7'10" (2.94 x 2.41)

Bathroom 6'4" x 5'6" (1.94 x 1.68)

Tenure - Freehold

Council tax Band - D

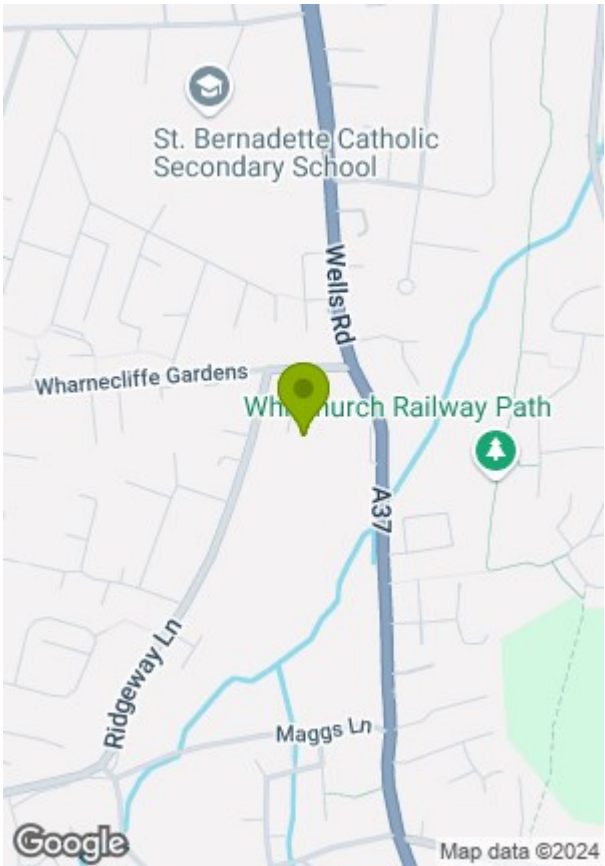








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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	66		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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