

24 Ridley Avenue, Howdon



Price £124,950

We offer for sale this FOUR BEDROOM semi detached house which is situated on Ridley Avenue in Howdon. The home is ideally placed for road links to the A19 and as well as LOCAL AMENITIES NEARBY there is Denbigh Community Primary School which is rated outstanding by Ofsted.

The property offers DECEPTIVELY SPACIOUS living accommodation that may be of interest to a wide range of buyers, including the GROWING FAMILY.

Briefly the accommodation comprises; porch, hallway, GOOD SIZED LOUNGE and a spacious kitchen/diner to the ground floor, to the first floor there are four bedrooms and a bathroom. Externally the front garden is block paved and provides PARKING FOR TWO VEHICLES and there is a private garden to the rear. Council tax band A. Energy rating D. FREEHOLD.

The Property Comprises

Porch

Double glazed entrance door, double glazed window, inner door to hallway.

Hallway

Stairs to the first floor landing.

Lounge

14'0" x 17'7" (4.26 x 5.36) Double glazed bow window, feature fireplace with living flame effect gas fire, radiator.



Kitchen/Diner

13'1" max x 20'10" max (3.98 max x 6.36 max) Fitted with a range of wall and base units with contrasting work surfaces over, single drainer sink unit. Double glazed window, tiling to floor, radiator, double glazed french doors leading out to the rear garden.



Landing

Double glazed window, access to loft.

Bedroom 1

14'2" x 10'6" (4.31 x 3.20) Fitted with a range of built-in wardrobes, double glazed window, radiator.



Bedroom 2

10'1" x 10'2" (3.08 x 3.09) Double glazed window, laminate flooring, radiator.



Bedroom 3

8'8" x 10'4" (2.64 x 3.15) Double glazed window, radiator.



Bedroom 4

7'3" x 8'0" (2.22 x 2.45) Sliding door wardrobe, double glazed window, radiator.



Bathroom

5'6" x 6'11" (1.68 x 2.10) Comprising; bath with shower over, low level WC, wash hand basin with built under storage. Part tiled walls, tiling to floor, double glazed window.

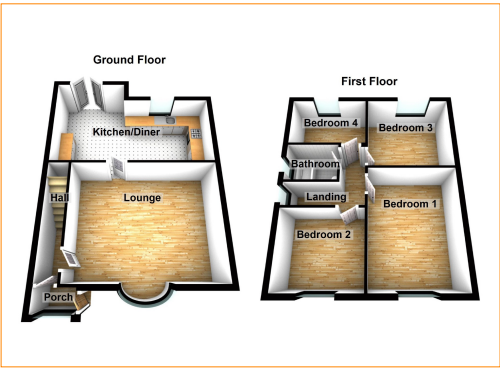


External

Externally there is block paving to the front providing ample space for off street parking. To the rear the garden is mostly laid to lawn together with decking and a patio area.

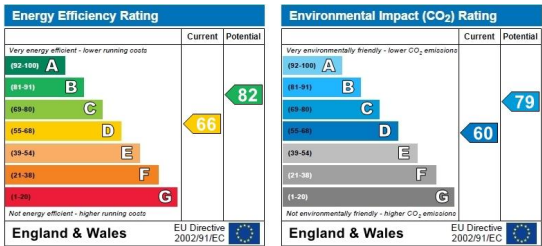


FLOOR PLANS



These plans are intended as a guide only, they are NOT TO SCALE. They are provided to give an overall impression of room layout and should not be taken as being scaled drawings.

ENERGY EFFICIENCY AND ENVIRONMENTAL IMPACT



VIEWING ARRANGEMENTS

To arrange a viewing, please call 0191 2953322 or e-mail us; info@next2buy.com

Open Hours;
Monday 9am - 6pm
Tuesday 9am - 6pm
Wednesday 9am - 6pm
Thursday 9am - 6pm
Friday 9am - 6pm
Saturday 9am - 4pm

N/B The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

VIEWING APPOINTMENT

TIME
DAY/DATE
VENDORS NAME (S)

QR CODE

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