44 Ridley Avenue, Howdon

Price £140,000

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.

The property is WELL PRESENTED throughout and offers READY TO MOVE INTO accommodation and benefits from a DRIVEWAY for off street parking and a private REAR GARDEN with a decked area. Council Tax band A, energy rating TBC and FREEHOLD.

To arrange a viewing please call Next2buy on 0191 2953322.
The Property Comprises

**Entrance Hallway**
Upvc double glazed door leading to entrance hallway, gas central heating radiator, laminate flooring, stairs leading to first floor.

**Lounge**
16’1” x 14’1” (4.89m x 4.28m) UPvc double glazed window, gas central heating radiator, wall mounted gas fire.

**Kitchen/Diner**
12’8” x 9’3” (3.86m x 2.81m) Upvc double glazed window, gas central heating radiator, fitted with a range of modern white wall and floor units with complimenting work surfaces over, sink unit, plumbed for washing machine, double extractor hood, range style cooker.
Bathroom
7’8” x 6’5” (2.33m x 1.95m) Upvc double glazed window, gas central heating radiator, heated towel rail, toilet, wash hand basin, corner bath.

Bedroom 1
15’5” x 8’8” (4.70m x 2.65m) Upvc double glazed window to the front aspect, gas central heating radiator.

Bedroom 2
10’5” x 10’3” (3.17m x 3.12m) Upvc double glazed window to the front aspect, gas central heating radiator.

Bedroom 3
10’0” x 10’2” (3.06m x 3.09m) Upvc double glazed window to the rear aspect, gas central heating radiator.

Bedroom 4
10’9” x 8’0” (3.27m x 2.44m) Upvc double glazed window to the rear aspect, gas central heating radiator.
44 Ridley Avenue, Howdon

W.C.
3'3" x 6'9" (1.00m x 2.06m) Upvc double glazed window, gas central heating radiator, toilet, wash hand basin, tiled walls and flooring.

External
There is a garden and driveway to the front of the property and to the rear of the property is a private garden laid to lawn and with a decked 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.

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