



Ridgely Drive Ponteland

This impressive three-bedroom bungalow is available for sale in this sought-after area 'Ridgely Drive'. This lovely property benefits from a delightful dining kitchen, ideal for hosting family meals or entertaining friends. The interior is light and airy, creating a welcoming atmosphere throughout. There is a dual aspect living room, an elegant shower room and well-proportioned bedrooms. As you step outside, you'll be greeted by a sunny aspect and a beautifully maintained garden, providing a peaceful retreat where you can relax and unwind. The detached garage offers convenient storage space and parking. Situated in a vibrant community, this bungalow benefits from excellent public transport links, nearby schools, local amenities, and parks just a stone's throw away. Whether you enjoy a leisurely stroll or an active walk, this location offers plenty of walking routes to explore. Don't miss out on the chance to make this bungalow your own in this desirable neighbourhood.

Asking Price: £380,000

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SAYER

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Ridgely Drive Ponteland

Entrance Lobby 6'5 x 3'10 (1.95m x 1.16m)

A double-glazed door to the front opens to the entrance Lobby with windows to the front, laminate flooring and an alarm pad.

Inner Reception Hallway 6'4 plus recess x 13'6 max (1.93m x 4.11m)

An impressive hall with laminate flooring, radiator and access to the principal rooms of the bungalow.



Lounge 15'11 plus bay x 14'5 max (4.85m x 4.39m)

This light and airy room boasts a dual aspect with double glazed bay window to the front and two double glazed windows to the side. There is a contemporary gas feature fire, laminate flooring, wall lighting and radiator.

Dining Kitchen 23'1 max x 8'7 (7.03m x 2.61m)

A stylish modern fitted kitchen with contrasting worktops, sink unit inset, electric hob with cooker hood above, oven, spaces for a fridge freezer, dishwasher, washing machine and dryer, central heating boiler, spotlights, laminate tile flooring and double-glazed windows and door to the garden.



Bathroom 6'9 max into recess x 6' (2.05m x 1.82m)

The elegant shower room benefits from a double walk-in shower enclosure, WC and wash hand basin inset to feature storage, under floor heating, a useful storage cupboard, spotlights, tiled walls and flooring, extractor fan, electric wall heater and double-glazed window to the rear.

Principal Bedroom 14' x 13'11 (4.26m x 4.24m)

A beautiful room with double-glazed window to the front, laminate flooring, wall lights, radiator and fitted wardrobes

Bedroom Two 9'10 max x 11'11 max (2.99m x 3.63m)

A charming bedroom with double-glazed window to the rear, laminate flooring, radiator and fitted wardrobes.



Bedroom Three 8'11 max x 11'10 max (2.71m x 3.60m)

This versatile room has double glazed windows and a double-glazed door to the garden, laminate flooring, fitted wardrobes and a radiator.

Detached Garage 9 x 17'9 (2.74m x 5.41m)

The garage has an electric door to the front, windows to the side, light and power. Please note there is asbestos in the garage and the vendor has obtained a quote to have this removed.

Garden

The bungalow occupies a very generous plot and benefits from a beautiful garden with mature plants and shrubs. There is a substantial lawn, patio areas and a convenient driveway leading to the garage.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway with garage

MINING

The property is known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

AGENTS NOTE

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved. If you require any further information on this, please contact us.

RISKS

Known safety risks at property (asbestos etc...): Yes, in garage roof

ACCESSIBILITY

This property has accessibility adaptations:

Ramp access to rear door of the property

Walk in shower in the bathroom with handrails throughout

TENURE

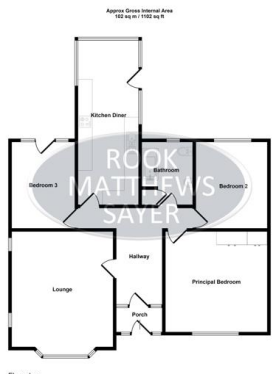
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: E

EPC RATING: TBC

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and the responsibility is placed on the buyer to verify the accuracy of the measurements. Some items such as wall-mounted items are representative only and may not look like the real items. Made with SketchUp 2017.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Ridgely Drive, Ponteland

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Version 1



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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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