





Ridgeside, North Close, DL16 7HF
3 Bed - House - Semi-Detached
£229,950

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We are delighted to bring to the market this BEAUTIFULLY EXTENDED THREE BEDROOM SEMI DETACHED HOME with a VERSATILE ATTIC ROOM, pleasantly positioned within the highly sought-after location of Ridgeside and enjoying stunning open countryside views to the rear.

This superb family home offers spacious and well-presented accommodation throughout and is sure to appeal to a wide range of buyers, including first-time purchasers, professional couples and growing families. Ridgeside is ideally situated for commuters, providing excellent access to Durham City, Darlington and Teesside, while Spennymoor Town Centre, schools and local amenities are all within easy reach.

The internal accommodation briefly comprises: WELCOMING ENTRANCE PORCH, HALLWAY, SPACIOUS LOUNGE with feature multi-fuel stove, opening through to a DINING ROOM with French doors overlooking the rear garden and countryside beyond, a STUNNING RECENTLY FITTED KITCHEN, UTILITY ROOM and CLOAK ROOM/WC. To the first floor are THREE WELL PROPORTIONED BEDROOMS, with bedrooms one and two benefiting from fitted wardrobes, together with a STUNNING FAMILY BATHROOM/WC. A staircase from the landing provides access to the USEFUL ATTIC ROOM. Further benefits include UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

Externally, the property enjoys ENCLOSED GARDENS to the front, a DRIVEWAY providing off-road parking leading to a SINGLE GARAGE and a GENEROUSLY SIZED REAR GARDEN with PATIO AREA, perfectly positioned to take advantage of the delightful countryside views.

EPC Rating: TBC
Council Tax Band C

In more detail, the accommodation comprises:

Porch
Upvc windows, access to Hallway.

Hallway
Radiator, quality flooring, stairs to the first floor.

Lounge
13'5 x 13'4 (4.09m x 4.06m)
Quality flooring, radiator, Upvc window, multi fuel stove and stunning surround.

Dining room
10'6 x 9'5 (3.20m x 2.87m)
Quality flooring, radiator, French doors leading to rear.

Kitchen
10'8 x 10'6 (3.25m x 3.20m)
Stunning wall and base units, integrated ovens, hob, extractor fan, dishwasher, Quartz worktops with inset sink with mixer tap, central island, breakfast bar, Upvc window with stunning outlook, quality flooring.

Utility room
11'0 x 8'4 (3.35m x 2.54m)
Stunning wall and base units, Quartz worktops with inset stainless steel sink with mixer tap and drainer, plumbed for washing machine, radiator, quality flooring.

W/C
W/C, wash hand basin, radiator, quality flooring, Upvc window.

Landing
Upvc window, quality flooring, stairs to loft room.

Bedroom One
13'4 x 12'1 (4.06m x 3.68m)
Fitted wardrobes, Upvc window, quality flooring.

Bedroom Two
12'3 x 10'4 (3.73m x 3.15m)
Upvc window, quality flooring, fitted wardrobes.

Bedroom Three
10'8 x 8'4 (3.25m x 2.54m)
Upvc window, quality flooring.

Family Bathroom
Large panelled bath, separate shower cubicle, wash hand basin, w/c, Upvc window, chrome towel radiator, spot lights.

Attic Room
Velux windows, quality flooring, storage in eves.

Externally
To the front elevation is an easy to maintain garden and driveway which leads to a garage, while to the rear, there is a beautiful large garden and patio area, which enjoy a stunning outlook.

Garage
19'9 x 8'9 (6.02m x 2.67m)
Electric roller shutter door, power and lighting.

Agents Notes
Council Tax: Durham County Council, Band C
Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – no
Probate –NA
Rights & Easements – None known
Flood risk – refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known
Planning Permission – Nothing in the local area to affect this property that we are aware of. Accessibility/Adaptations – stair access only, no lift
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £50.00 + VAT (£60.00 including VAT) per individual purchaser applies for carrying out these checks.











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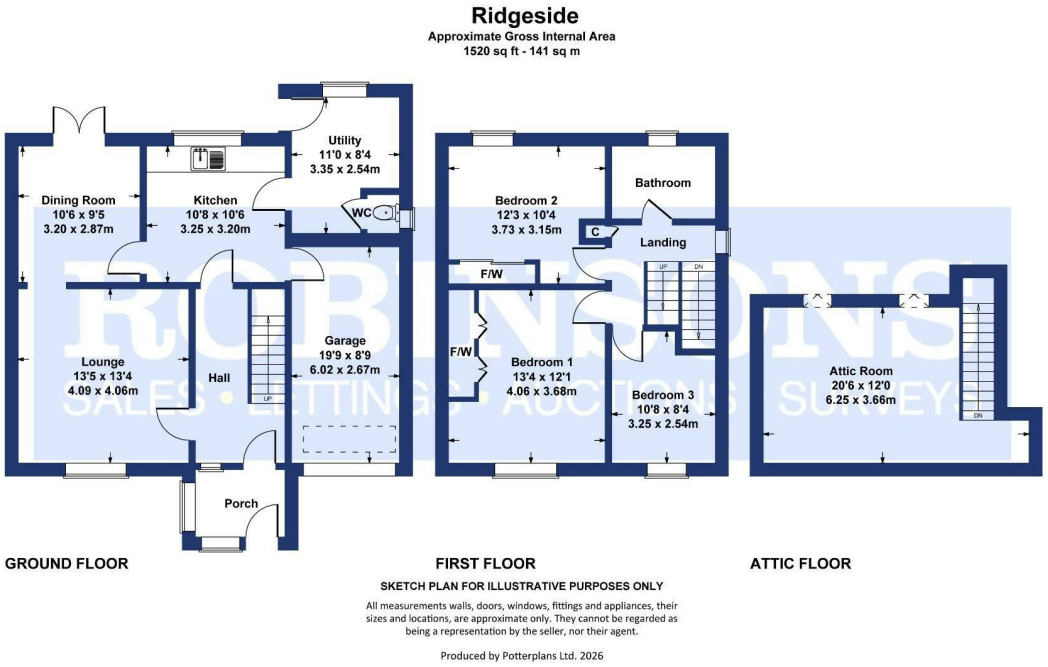
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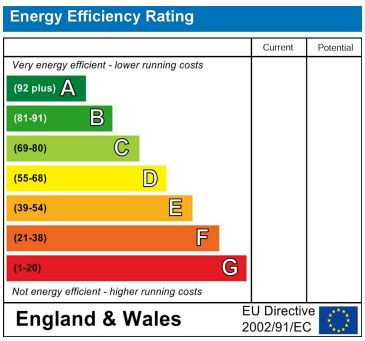
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