

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**56 REDESDALE GARDENS DUNSTON HILL GATESHEAD TYNE AND WEAR
NE11 9XH**



- THREE DOUBLE BEDROOMS
- SEMI DETACHED HOUSE
- SUBJECT TO PROBATE
- COUNCIL TAX BAND B

- FABULOUS VIEWS
- NO UPPER CHAMBER
- EPC RATING D
- CUL-DE-SAC LOCATION

Price £145,000

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Nestled in the area of Redesdale Gardens, Dunston Hill, Gateshead, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. The property boasts three well-proportioned bedrooms.

Set in a pleasant neighbourhood, this property offers a wonderful blend of tranquillity and accessibility. Residents can enjoy the benefits of local amenities, schools, and parks, all within a short distance. This semi-detached house is not just a place to live; it is a place to create lasting memories. Whether you are looking to make your first home or seeking a new family residence, this property is sure to meet your needs. Do not miss the chance to view this lovely home in a sought-after location.

GROUND FLOOR

LOBBY

Entered via a double glazed door, radiator.



LOUNGE

12'11 x 14' (3.94m x 4.27m)

Double glazed window, radiator, dado rail.



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KITCHEN DINER

9'5 x 16'7 (2.87m x 5.05m)

Two double glazed windows, radiator, storage cupboard, wall, base and drawer units with work tops, plumbed for washing machine, gas point.



UTILITY/STORE ROOM

12'6 x 5'6 (3.81m x 1.68m)

Door leading to the garden.

GARAGE

11'9 x 15'9 (3.58m x 4.80m)

Storage cupboard, roller garage door.

FIRST FLOOR LANDING

BEDROOM ONE

10'11 x 13'1 (3.33m x 3.99m)

Double glazed window, radiator.

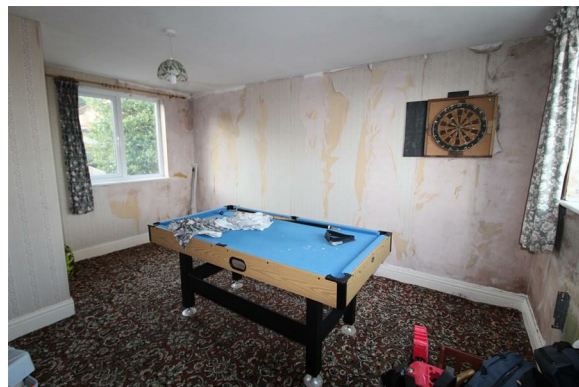


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BEDROOM TWO

15'9 x 12'5 narrowing to 7'11 (4.80m x 3.78m narrowing to 2.41m)

Two double glazed windows, radiator.



BEDROOM THREE

9'3 x 12'6 (2.82m x 3.81m)

Double glazed window, radiator.



SEPERATE WC

Low level wc.

WET ROOM

Double glazed window, storage cupboard housing the combi boiler, wash hand basin, wall fitted shower attachment.



EXTERNALLY

56 REDESDALE GARDENS DUNSTON HILL GATESHEAD TYNE AND WEAR NE11 9XH

FRONT

Garden and drive to the front providing off street parking.



REAR

Enclosed garden to the rear staggered.



MORTGAGES

Why not make an appointment to speak to our Independent Mortgage Adviser?

PLEASE NOTE:

Your home may be repossessed if you do not keep up repayments on your mortgage.

Oracle Financial Planning Limited will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application

TENURE:

WE UNDERSTAND THE PROPERTY IS FREEHOLD. HOWEVER, WE ARE NOT QUALIFIED TO VERIFY THE TENURE ON ANY PROPERTY AND YOUR SOLICITOR SHOULD BE CONSULTED REGARDING THIS.

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MATERIAL INFORMATION ASHINGTON

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regards to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains

Water Supply - Mains

Sewerage Supply - Mains

Heating - Mains GCH

Broadband - Available - Including Ultrafast broadband. (Ofcom Broadband checker January 2025)

Flood Risk - River and Sea - Low Risk

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on coalfield. Your legal advisor will be able to advise you of any implications of this.

There has been no failed transactions on the property, please contact us should you wish further information.

STANDARD INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. 6499a

MORTGAGE

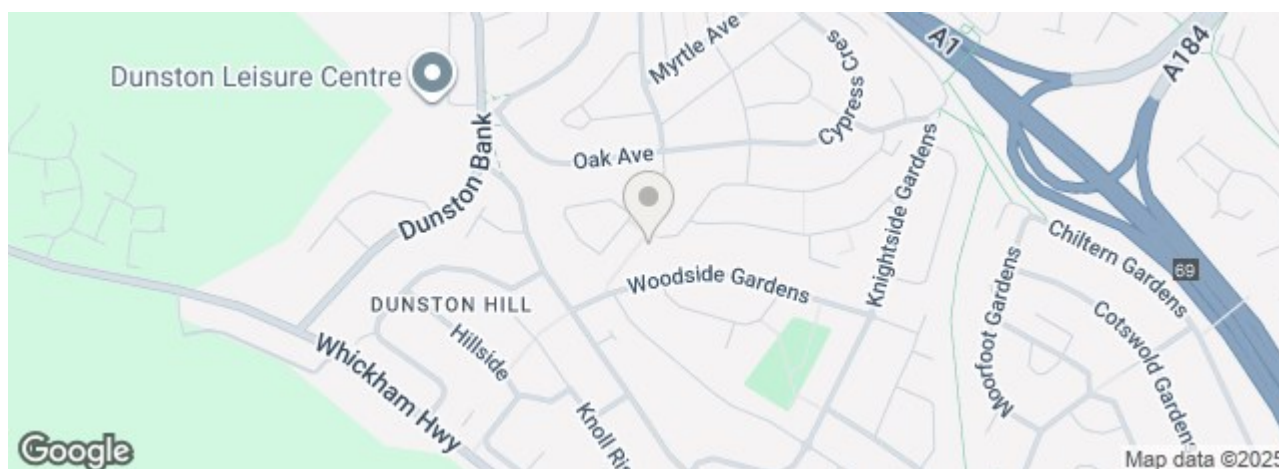
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		



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