



ANTON
ESTATES

SALES & LETTINGS

52 Station Close

A remarkably bright and airy home with front and rear gardens, driveway parking to the rear and flexible ground floor layout; located in the incredibly popular village of Riding Mill.



Riding Mill | NE44 6HF

Guide Price: £230,000

ACCOMMODATION IN BRIEF

Internal

Entrance Porch | WC | Living Room | Dining Room | Kitchen | Rear Porch | Three Bedrooms | Family Bathroom |

External

Front & Rear Gardens | Driveway Parking | Storage Shed

AGENTS NOTES

Distances

Corbridge 3 miles | Hexham 6 miles | Newcastle 17 miles | Newcastle Airport 15 miles

Services

All mains connected.

Council Tax Band | C

Tenure | Freehold

EPC | D



Internal

A partially glazed door leads into the good sized entrance porch with surrounding windows ensuring it is wonderfully bright and airy. A second partially glazed door leads in to the central hallway which also benefits from the light streaming in from the porch.

The first door on the left provides access to the living room which is a generous size and benefits from a lovely bay window ensuring this room enjoys plenty of natural light. The fireplace with wood burner, stone fireplace and wooden surround provides a cosy focal point adding to the homely feel of this lovely property.

The living room is open to the dining room to the rear which has access to the understair storage cupboard which provides a good amount of storage. A window and door to the rear of this room leads into the rear porch which is again a lovely light and airy room with windows throughout and allow for access into the rear garden.

The dining room is adjacent to the kitchen which is another good sized room with plenty of storage in the form of under bench cupboards, shelving and two large double door cupboards which provide an exceptional amount of storage space. The window overlooks the rear garden and sits above a double stainless steel sink with mixer tap above.

Also on this floor, to the front of the property, is a ground floor WC with basin and low level WC.

Stairs lead from the hallway to the first floor.

The first floor landing provides access to all of the rooms on this floor.

The main bedroom lies to the front of the home and is a great size with lovely large window providing a good amount of natural light. A double built shelving located to the right of the chimney breast.

The second double bedroom runs from the front to the back of the property with windows facing both east and west ensuring it enjoys plenty of sun throughout the day and views over both front and rear gardens. As with the first bedroom, this also benefits from built in storage.

The third bedroom is located to the rear of the property again enjoying views over the rear garden. This would make a great office, study, nursery or guest bedroom.

The family bathroom has a three piece white suite with low level WC, pedestal style basin and bath with shower above. It is beautifully bright with white tiles and natural light via a window above the bath.





External

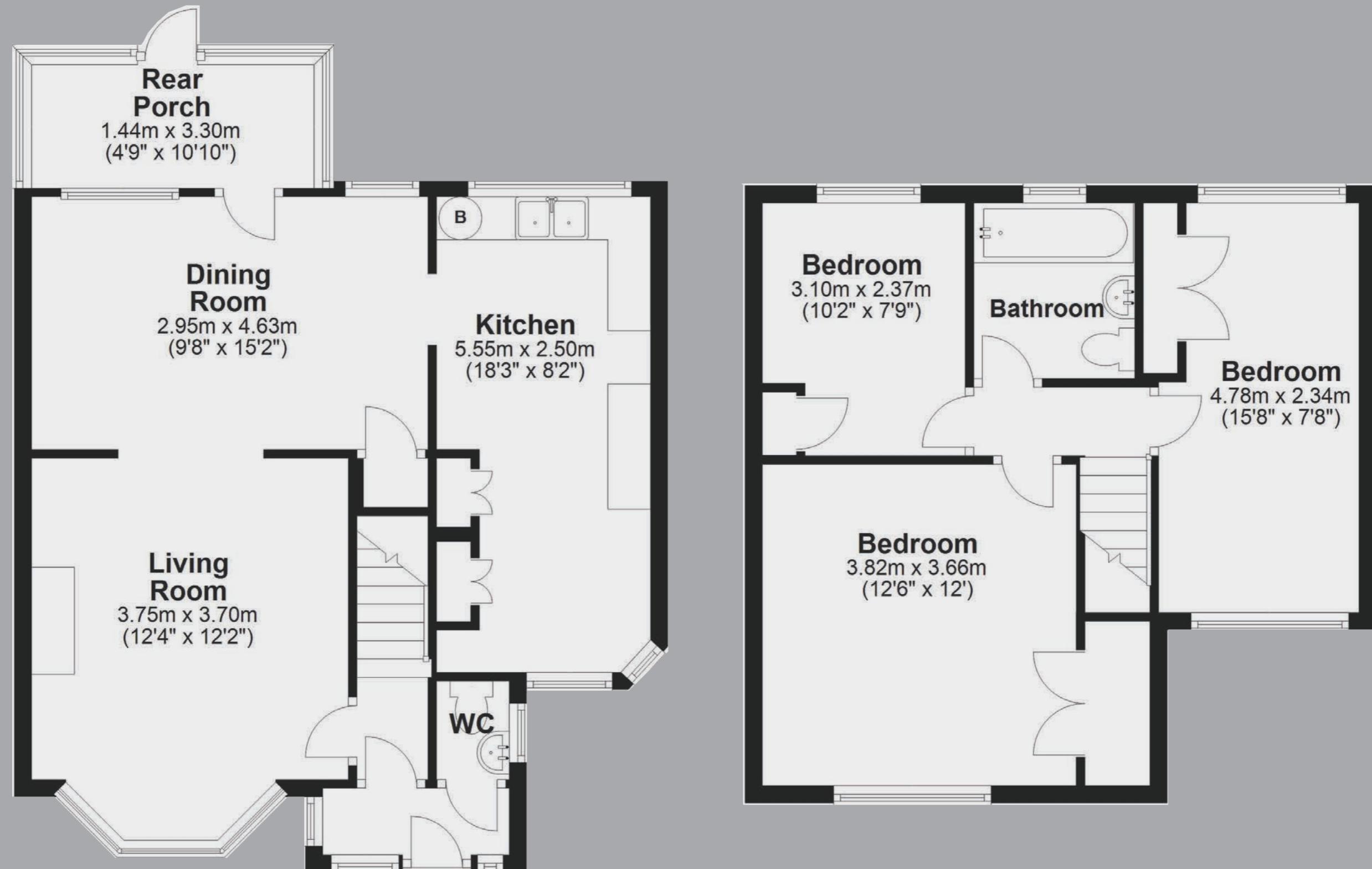
To the front of the property lies a lovely east facing garden which is a good size and primarily laid to lawn. Attractive borders of flowers and shrubs surround the garden which are well maintained throughout. A block paved path leads from the street through the garden to the front door.

The rear garden is again very well maintained with borders surrounding a neat lawned area and an attractive gravel path which leads to the driveway parking area as well as a shed which provides a good amount of storage.

The path also leads to the rear porch which offers access to the dining room. This garden faces west and enjoys sun throughout most of the day, and provides the perfect place for eating out in the evening.



Floor Plans





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