

GILMORE ESTATES

Property Sales & Lettings



£225,000

, Ryton Village East, , Ryton, , NE40 3NU

12 Ryton Village East, Ryton, NE40 3NU

**** STONE TERRACED HOUSE **** SPACIOUS LOUNGE WITH INGLENOOK **** CONSERVATORY **** BREAKFASTING KITCHEN **** UTILITY ROOM
**** CLOAKS WC **** THREE BEDROOMS **** ENCLOSED REAR GARDEN ****.

This attractive stone terraced house is located in Old Ryton Village. Spacious accommodation over two floors and an attractive rear garden. Property briefly comprises :- Entrance hall, cloaks/w.c., lounge, conservatory, kitchen, utility room, to the first floor there three bedrooms and a shower room.

Internal inspection is essential to fully appreciate this house.

Entrance Hallway

3'2" x 6'4" (0.98 x 1.95)

Composite entrance door to hallway, central heating radiator and stairs to first floor.

Lounge

17'2" x 13'1" (5.24 x 3.99)

Upvc Bow window to front aspect, central heating radiator, stone Inglenook fireplace with timber mantle.

Breakfasting Kitchen

18'4" x 7'10" (5.61 x 2.39)

Wall and base units with laminate work surfaces, high level double oven, gas hob with stainless steel extractor hood, stainless steel sink and drainer unit with mixer tap, integral fridge freezer, integral dishwasher, inset spotlights, central heating radiator, window and door to garden room.

Conservatory

13'6" x 11'0" (4.13 x 3.37)

Upvc French doors to rear garden and central heating radiator.

Utility Room

3'11" x 8'11" (1.20 x 2.73)

Window to rear aspect, plumbed for automatic washing machine, tiled flooring and laminate ceiling.

Cloaks WC

4'0" x 4'7" (1.24 x 1.42)

WC, wash hand basin set into vanity unit, central heating radiator and extractor fan.

First Floor Landing

12'5" x 6'2" (3.81 x 1.89)

Loft access, linen cupboard housing combi boiler and over stairs cupboard.

Bedroom One

13'1" x 9'1" (4.01 x 2.77)

Upvc window to front aspect, central heating radiator and fitted wardrobes.

Bedroom Two

11'1" x 7'11" (3.39 x 2.43)

Upvc window to rear aspect and central heating radiator.

Bedroom Three

8'9" x 8'0" (2.69 x 2.45)

Upvc window to front aspect, window seat and central heating radiator.

Bathroom

5'2" x 10'10" (1.60 x 3.31)

Upvc window to rear aspect, walk in shower cubicle, WC and wash hand basin set into vanity unit, chrome towel rail, tiled walls and floor, laminate ceiling with inset spotlights.

Garden

Enclosed rear garden

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

