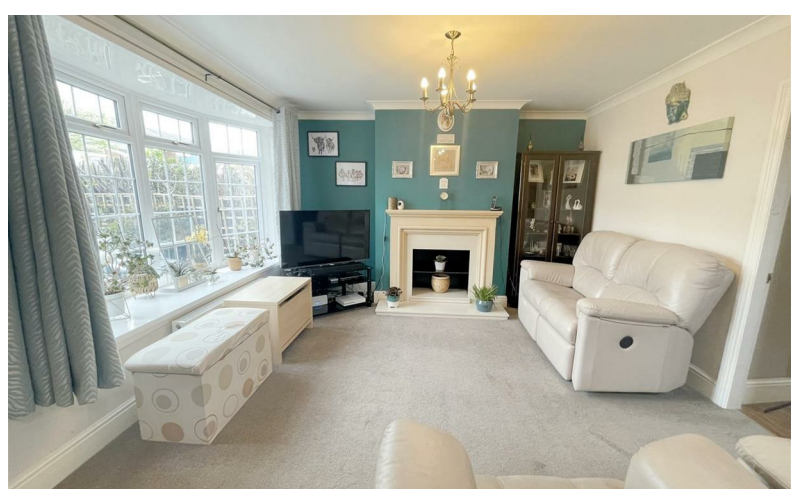


GILMORE ESTATES

Property Sales & Lettings



£210,000

, Westfield Avenue, , Ryton, , NE40 4DR

37 Westfield Avenue, Ryton, NE40 4DR

***** EXTENDED SEMI DETACHED PROPERTY ***** THREE BEDROOMS ***** TWO RECEPTION ROOM ***** CLOAKS WC ***** MODERN KITCHEN & BATHROOM ***** GARDEN TO THREE SIDES ***** GREAT LOCATION ***** WALKING DISTANCE OF ST AGNES PRIMARY SCHOOL*****

This semi detached house has been tastefully extended to both the front and the rear aspects to offering spacious living accommodation and benefits from gardens to three sides. Benefiting from Hive heating controls to the combi boiler. Accommodation comprises :- Entrance hall, cloaks/w.c, lounge, store room, dining room, kitchen, to the first floor there are three bedrooms and a bathroom. Externally there gardens to three sides and a single garage.

FREEHOLD
EPC RATING C
COUNCIL TAX BAND C

Entrance Porch

5'3" x 4'1" (1.61 x 1.25)

Upvc entrance door to porch, laminate wood flooring.

Cloaks WC

3'1" x 4'1" (0.95 x 1.27)

WC, wash hand basin set into vanity unit, chrome towel rail, laminate wood flooring and Upvc window to front aspect.

Lounge

19'11" x 12'4" (6.09 x 3.76)

Upvc bay window to front aspect, fire surround, TV point, cloaks cupboard, central heating radiator and stairs to first floor.

Storage Room

4'6" x 6'5" (1.38 x 1.96)

Laminate wood flooring

Dining Room

10'5" x 11'11" (3.18 x 3.65)

Central heating radiator, double glazed patio door to rear garden, laminate wood flooring.

Kitchen

9'10" x 11'10" (3.02 x 3.63)

Wall and base units with laminate work surfaces, gas range cooker with double extractor and glass splashbacks, stainless steel sink and drainer, splashbacks, under cabinet lighting, utility cupboard, integrated dishwasher, cupboard housing boiler, Upvc window to rear aspect with views and Upvc door to side.

First Floor Landing

8'2" x 7'8" (2.50 x 2.36)

Upvc window to side aspect, loft access to 1/2 boarded loft.

Bedroom One

12'7" x 11'10" (3.84 x 3.62)

Upvc window to front aspect and central heating radiator.

Bedroom Two

8'8" x 11'8" (2.66 x 3.56)

Upvc window to rear aspect with views, central heating radiator and laminate wood flooring.

Bedroom Three

8'0" x 7'8" (2.44 x 2.36)

Upvc window to front aspect, central heating radiator and laminate wood flooring

Bathroom

8'4" x 5'5" (2.55 x 1.67)

P Shaped bath with combi fed shower over and glazed screen, WC, wash hand basin set into vanity unit, towel rail, tiled splashbacks and tiled floor, inset spotlights and Upvc window to rear aspect.

Garage

Single garage to rear with door access from garden, up and over door and electric.

Front Garden

Paved pathway and patio to front garden, small lawn and hedging.

Side Garden

Fully enclosed lawn with gate access.

Rear Garden

Paved patio areas with gate access to the side and to the garage.

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

