

GILMORE ESTATES

Property Sales & Lettings



£105,000

, Fell View West, , Ryton, , NE40 4DZ

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***** EXTENDED TERRACED HOUSE **** THREE BEDROOMS ***** DINING KITCHEN **** SPACIOUS LOUNGE **** COMBI BOILER **** DOUBLE GLAZING **** REQUIRES DECORATION ***** VACANT POSSESSION **** EXCELLENT FTB OR INVESTMENT ****

CALCULATE YOUR MORTGAGE PAYMENTS HERE:

<https://dsly.co/FRNqleC>

Entrance Hallway

3'4" x 3'7" (1.03 x 1.10)

Upvc entrance door to hallway and central heating radiator.

Lounge

13'6" x 13'11" (4.13 x 4.26)

Upvc window to front aspect, two central heating radiators and timber floor.

Dining Kitchen

9'1" x 16'6" (2.77 x 5.04)

Wall and base units with laminate work surfaces, gas cooker point, 1.5 stainless steel sink and drainer with mixer tap, plumbed for washing machine, cupboard housing combi boiler, walk in under stairs cupboard, central heating radiator and Upvc window to rear aspect.

Inner Hallway

3'11"x x 6'11" (1.20x x 2.13)

Upvc door to rear.

Bathroom

7'10" x 7'4" (2.41 x 2.25)

White suite comprising of bath with electric shower over and screen, WC, pedestal wash hand basin, linen cupboard, tiled walls and floor and Upvc window to side aspect.

First Floor Landing

6'6" x 3'1" (2.00 x 0.96)

Loft access

Bedroom One

13'3" x 11'9" (4.06 x 3.59)

Upvc window to front aspect, built in wardrobe and central heating radiator.

Bedroom Two

8'2" x 10'9" (2.50 x 3.30)

Upvc window to rear aspect and central heating radiator.

Bedroom Three

8'2" x 7'8" (2.50 x 2.34)

Upvc window to rear aspect and central heating radiator.

Rear Yard

Paved rear yard

Front Garden

Low maintenance town 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

Energy Efficiency Rating		
	Current	Planned
Very energy efficient - lower running costs		
102-91kWh/m ² A		
91-81kWh/m ² B		
81-69kWh/m ² C		
69-55kWh/m ² D		
55-48kWh/m ² E		
48-38kWh/m ² F		
38-29kWh/m ² G		
29-13kWh/m ² G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Planned
Very environmentally friendly - lower CO ₂ emissions		
102-91kWh/m ² A		
91-81kWh/m ² B		
81-69kWh/m ² C		
69-55kWh/m ² D		
55-48kWh/m ² E		
48-38kWh/m ² F		
38-29kWh/m ² G		
29-13kWh/m ² G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		