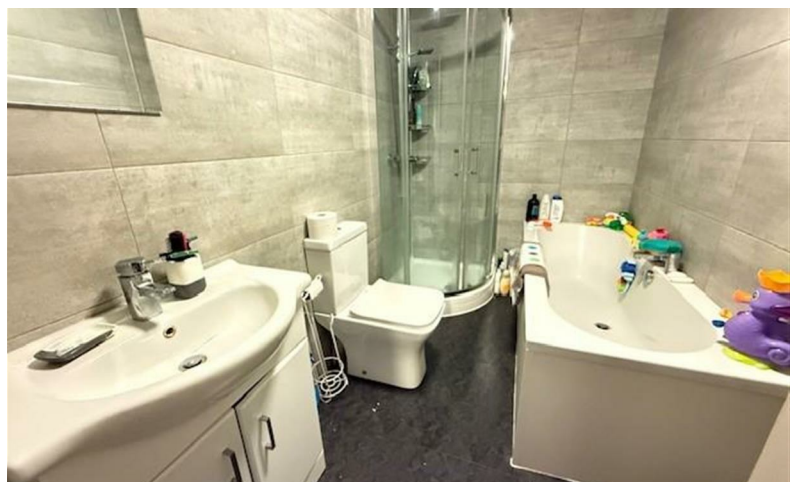


# GILMORE ESTATES

Property Sales & Lettings



£210,000

, The Lonnen, , Ryton, , NE40 3EY

# 15 The Lonnen, Ryton, NE40 3EY

Nestled in the charming area of The Lonnen, Ryton, this delightful new build property is a true gem waiting to be discovered. Boasting four cosy bedrooms and a well-appointed bathroom, this end of terraced house offers a perfect blend of comfort and style.

Step inside and be greeted by the spacious 1,292 sq ft layout, ideal for families looking for room to grow. The property, built in 2016, exudes a modern charm that is sure to captivate your heart.

Situated in a peaceful cul de sac location, tranquillity and privacy are yours to enjoy. The double driveway adds a touch of convenience, ensuring parking is never a hassle for you and your guests.

## Entrance Hallway

7'3" x 20'5" (2.21 x 6.24)

Composite entrance door to hallway, French doors to cloaks cupboard, under stairs cupboard, central heating radiator and stairs to first floor.

## Cloaks Wc

6'8" x 4'6" (2.05 x 1.39)

WC, wash hand basin, central heating radiator, tiled splashbacks and extractor fan.

## Lounge

10'6" x 15'5" (3.21 x 4.71)

Upvc window to front aspect, central heating radiator and storage cupboard.

## Dining Kitchen

13'1" x 17'7" (3.99 x 5.38)

Upvc French doors to rear aspect, Upvc window to rear, wall and base units with laminate work surfaces, plumbed for washing machine and dishwasher, integral oven with gas hob and extractor hood, cupboard housing combi boiler, stainless steel sink, tiled splashbacks and central heating radiator.

## First Floor Landing

7'8" x 29'5" (2.36 x 9.00)

Loft access and linen cupboard.

## Bedroom One

13'7" x 9'6" (4.15 x 2.92)

Upvc window to rear aspect and central heating radiator

## Bedroom Two

9'7" x 12'11" (2.94 x 3.96)

Upvc window to front aspect, central heating radiator and TV point.

## Bedroom Three

9'3" x 7'9" (2.82 x 2.38)

Upvc window to rear aspect and central heating radiator.

## Bathroom

5'4" x 9'10" (1.65 x 3.00)

Bath with chrome centred taps, corner shower cubicle, WC, wash hand basin set into vanity unit, central heating radiator, extractor and full tiled walls.

## Front Garden

Block paved double driveway

## Rear Garden

Paved patio, lawn and garden shed.

## 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

