

# GILMORE ESTATES

Property Sales & Lettings



£74,950

, Ferndene Grove, , Ryton, Tyne & Wear, NE40 3NX

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Welcome to this beautifully refurbished one-bedroom apartment located in the sought-after area of Old Ryton Village, nestled on the charming Ferndene Grove. This delightful property offers a perfect blend of modern living and village charm, making it an ideal choice for first-time buyers or those looking to downsize.

Upon entering, you will find a reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The apartment features a bedroom, offering a peaceful retreat at the end of the day. The bathroom has been tastefully updated, ensuring both style and functionality.

One of the standout features of this property is its fully refurbished condition, allowing you to move in without the need for any renovations. The apartment is also offered with no onward chain, making the purchasing process smooth and hassle-free.

## Entrance Hallway

Entrance door to hallway, central heating radiator, inset spotlights and meter cupboard.

## Lounge

Upvc windows to front and side aspects, central heating radiator, cupboard housing combi boiler.

## Kitchen

New fitted kitchen with wall and base units with soft closing doors and draws, laminate work surfaces, integral oven, electric hob, stainless steel chimney extractor, stainless steel sink and drainer with mixer tap, plumbed for washing machine, Upvc window to side aspect and laminate upstands.

## Bedroom

Upvc window to rear aspect and central heating radiator.

## Shower Room

Walk in glazed shower cubicle with combi fed shower and waterfall head, WC and wash hand basin set into vanity unit, heated chrome towel rail, fully laminated walls and ceiling, click vinyl flooring, Upvc window to side aspect and extractor fan.

## Gardens

Communal garden to rear and enclosed side garden. Internal brick storage cupboard.

## 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

