

# GILMORE ESTATES

Property Sales & Lettings



£310,000

, St. Agnes Gardens West, , Ryton, , NE40 4NP



# 27 St. Agnes Gardens West, Ryton, NE40 4NP

Nestled in the highly sought-after area of St. Agnes Gardens West in Ryton, this charming detached house presents an excellent opportunity for families and individuals alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting lounge through dining room creates a warm and welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

With one bathroom, the layout is both practical and functional, catering to the needs of modern living. The property also benefits from parking for one vehicle, ensuring convenience for residents and visitors alike.

One of the standout features of this home is the absence of an onward chain, allowing for a smooth and efficient purchasing process. This is particularly advantageous for those looking to move in without delay.

## ENTRANCE PORCH

6'2" x 5'10" ( 1.89 x 1.80)  
UPVC entrance door to porch, built in cupboard housing combi boiler.

## ENTRANCE HALLWAY

6'2" x 10'9" (1.89 x 3.30)  
Stairs to first floor, central heating radiator.

## CLOAKROOM/W.C

3'4" x 6'0" (1.03 x 1.83)  
W.c, wash hand basin with vanity unit, central heating radiator, fully tiled walls and floor, UPVC double glazed to front, laminated ceiling, inset spotlights.

## LOUNGE

9'9" x 25'4" (2.99 x 7.73)  
UPVC double glazed windows to front and rear, two central heating radiators, UPVC double glazed window to side.

## KITCHEN

9'7" x 10'10" (2.94 x 3.31)  
Wall and base units with laminated worktop surfaces, stainless steel sink unit and drainer, gas cooker point, plumbed for automatic washer, understairs cupboard, UPVC double glazed window to rear UPVC double glazed door to garage.

## FIRST FLOOR LANDING

8'1" x 10'1" (2.47 x 3.08)  
Double door for storage.

## BEDROOM ONE

10'8" x 14'5" (3.27 x 4.41)  
UPVC double glazed window to front, central heating radiator, double wardrobes,.

## BEDROOM TWO

10'5" x 9'10" (3.20 x 3.02)  
UPVC double glazed window to rear, central heating radiator, built in wardrobes.

## BEDROOM THREE

10'0" x 9'11" (3.05 x 3.04)  
UPVC double glazed window to front, central heating radiator.

## Bathroom

7'1" x 9'9" (2.16 x 2.98)  
Corner shower cubicle, WC and wash hand basin set into vanity unit, chrome towel rail, fully tiled walls and floor, Upvc window to rear aspect and loft access.

## Garage

14'2" x 19'10" (4.32 x 6.05)  
Window and door to rear aspect, light and electric.

## Front Garden

Block paved double driveway, decorative red gravel and shrubs.

## Rear Garden

Paved patio, rained beds, gravelled pathways, outside tap, gate access to side, greenhouse.

## 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

