



Hill Rise, Crawcrook, Ryton

£325,000 Offers in Region Of

MICHELLE ROPER

EXPERIENCE
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Hill Rise

Crawcrook, Ryton NE40 4UL

Rare to the Market, For Sale is this superbly appointed 4 Bedroom, 2 Reception, Extended Detached House on Hill Rise in the sought after location on the Kepier Chare Estate, Ryton. Offering Entrance Vestibule, Hallway, Lounge, Dining Room, Kitchen, Utility area and Garage to the Ground Floor with First Floor offering Master Bedroom with en-suite, Bedrooms 2, 3 & 4 and Family Bathroom.

Externally the property has a well maintained South West facing garden to rear and to the front benefits from a block paved driveway leading to Single Integral Garage.

Situated within Ryton the property is a short distance away from local amenities, including coffee shops, restaurants and Co-op. The property is situated for good public transport and road links.

Early Viewing is Highly recommended

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Entrance Vestibule

Through the double glazed door of this beautifully appointed Detached House we enter into the Vestibule. Ahead a door provides access to the Hallway. The room features double glazed windows to front and side elevations, decorative dado rail and benefits from wood floor underfoot.

Hallway 4.24 m x 1.79 m

Ahead a door provides access to the Family Room/Dining Room, to the right an open spindle carpeted staircase provides access to first floor accommodation. The room features a storage cupboard, decorative dado rail and carpet underfoot.

Lounge 3.69 m x 3.72 m

Situated to the front of the property is the light and airy Lounge. A double glazed window looks to front elevation. The room features a coal effect fire with marble surround and hearth. The room is accessed via the Family Room/Dining Room and features a storage cupboard, decorative picture rail and carpet underfoot.

Family Room / Dining Room 2.57 m x 5.58 m

The Family Room / Dining Room is situated to the rear of the property leading from Lounge. The room features sliding doors to private rear garden, a double glazed window to rear elevation. A door to the right provides access to Hallway and further right we are led into the Kitchen and garage beyond. The room features carpet underfoot.



Kitchen 3.79 m x 3.73 m

The Kitchen is situated to the rear of the property and benefits from a range of shaker style wall and base units with complementary over-top work-surfaces leading to an inset white ceramic sink with drainer and mixer tap which sits beneath a double glazed window to rear. The Kitchen benefits from integrated appliances including electric double oven, gas hob with overhead extractor hood and dishwasher. A door provides access to the Family Room / Dining Room and further doors lead to Integral Garage and private rear garden. The room features a column radiator, recessed spotlights to ceiling and carpet underfoot.

Garage 6.66 m x 3.21m

The integral Garage features an up and over door with electrics and lighting. The room is spacious for a car or additional storage. Within the Garage is a Utility area plumbed for automatic washing machine and tumble dryer with over top work surface and freestanding freezer.



First Floor Landing

The open spindle galleried landing provides access to Master Bedroom, Bedrooms 2, 3 & 4 and Family Bathroom. The Landing features a storage cupboard, loft access and carpet underfoot.

Master Bedroom 6.67 m x 3.67 m

The Master Bedroom is a spacious room. Double glazed windows look to side and rear elevation. The room features double radiator and carpet underfoot. A door provides access to En-Suite Bathroom.

En-Suite Bathroom 2.19 m x 2.54m

The En-Suite Bathroom consists of a four piece suite comprising of a shower cubicle with overhead power shower, panelled bath with mixer tap, a vanity wash hand basin with chrome mixer tap and walnut vanity drawers beneath and low level WC . The room features a chrome heated towel radiator, recessed spotlights to ceiling, opaque double glazed window to front elevation and tiled floor underfoot.

Bedroom 2 3.34 m x 3.65 m

Bedroom 2 is situated to the front of the property, a double glazed window looks to front elevation underneath which sits a double radiator. The room features built in wardrobes and wood floor underfoot.



Bedroom 3 3.02 m x 3.64 m

Bedroom 3 is situated to the rear of the property and features a double glazed window to rear elevation, underneath which sits a double radiator. The room features carpet underfoot.

Bedroom 4 2.49 m x 2.62 m

Bedroom 4 is a single room to the front of the property. A double glazed window looks to front elevation. The room features a built in double door wardrobe, single radiator and carpet underfoot.

Family Bathroom 1.65 m x 2.59 m

The Bathroom consists of a three piece suite comprising of walk in shower with glass screen, a white high gloss vanity unit housing hand basin with chrome mixer tap and low level WC . A double glazed opaque window looks to rear elevation and the room features a chrome heated towel radiator, recessed spotlights to ceiling and tiled floor underfoot

Externally

To the front of the property is a spacious block paved driveway leading to integral garage. A gate to the right provides access to the rear garden.

To the rear, the garden is South West facing enjoying sunshine through to evening and benefits from a hedged boundary, to the left leading from Family room is a spacious patio area ideal for outdoor dining, a paved ramp leads to a decked area. The garden is laid mainly to lawn with mature shrub border.



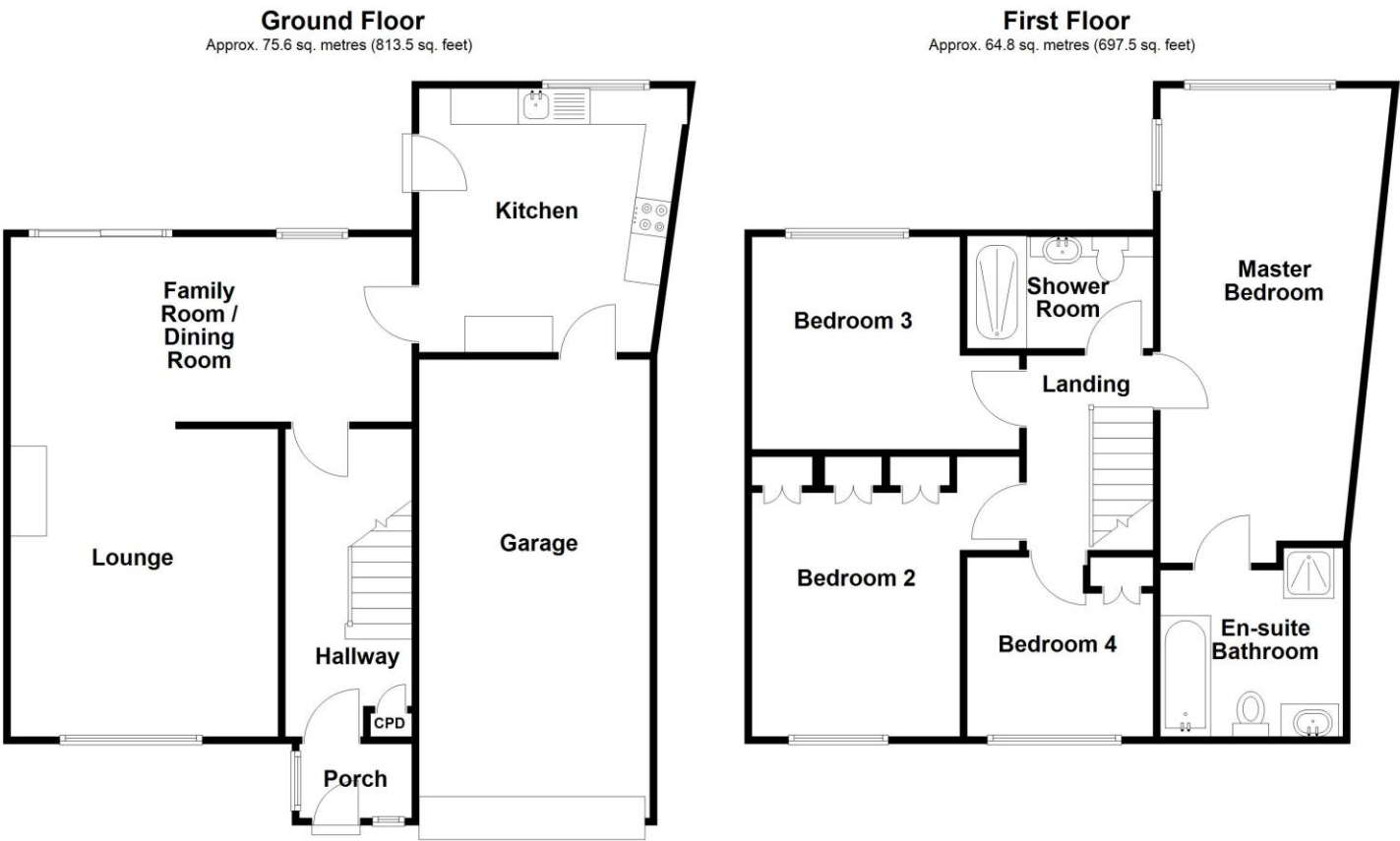
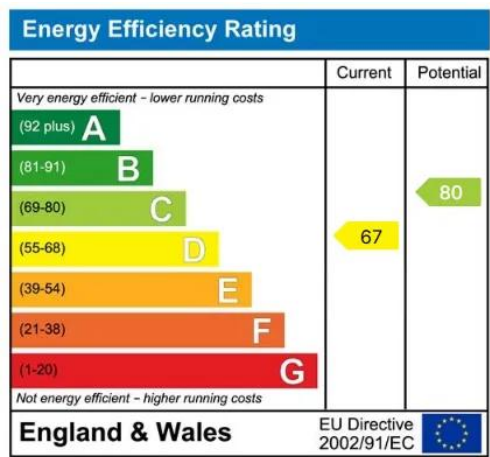
Floor Plan & EPC

Approximate Gross Internal Area

Ground Floor 75.6 sq. metres / 813.5 sq. feet

First Floor 64.8 sq. metres / 697.5 sq. feet

Total 140.4 sq. metres / 1511.1 sq. feet



Total area: approx. 140.4 sq. metres (1511.1 sq. feet)





Local Authority
Gateshead Council

Council Tax
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Tenure
Freehold

Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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