



Hill Rise, Crawcrook, Ryton

£275,000 Offers in Excess Of

MICHELLE ROPER

EXPERIENCE
exp UK

Hill Rise

Crawcrook, Ryton NE40 4UL

Rare to the Market, For Sale is this superbly appointed 3 Bedroom, 2 Reception, Detached House on Hill Rise in the sought after location on the Kepier Chare Estate, Ryton.

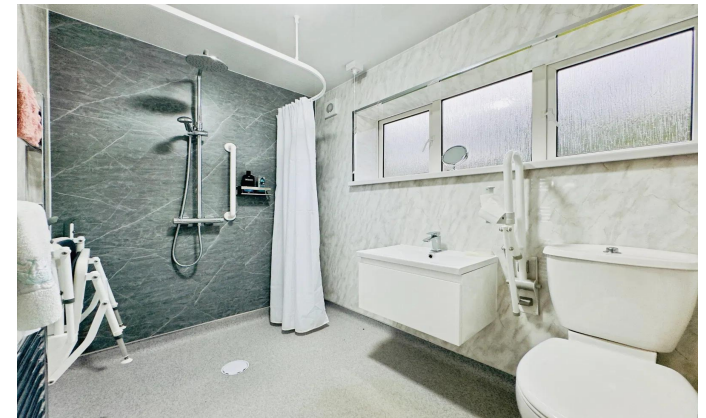
Offering Hallway, Lounge, Dining Room, Kitchen and Garage to the Ground Floor with First Floor offering Master Bedroom, Bedrooms 2 & 3 and Wet room.

Externally the property has a well maintained South West facing garden to rear and to the front benefits from a 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

Price: £275,000 Offers in Excess Of



Hallway 4.45m x 1.74m

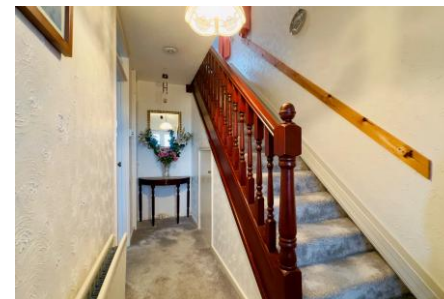
Through the front door we step into this inviting Hallway to the right an open spindle carpeted staircase provides access to first floor accommodation. The room features two storage cupboards, double radiator and carpet underfoot. A glass panelled door to the left provides access to Lounge.

Lounge 6.99m x 3.77m

Situated to the front of the property is the light and airy Lounge. A double glazed window looks to front elevation, underneath which sits a single radiator. The focal point of the room is the coal effect fire with marble surround and hearth. Accessed via the Hallway and featuring a square arch opening leading to Dining Room, the Lounge benefits from carpet underfoot.

Dining Room 2.57m x 5.60m

The Dining Room is situated to the rear of the property leading from Lounge. The room features sliding patio doors to private rear garden, a double glazed window to rear elevation. A door to the right provides access to the Kitchen and garage beyond. The room features a double radiator, storage cupboard and carpet underfoot.



Kitchen 3.37m x 5.01m

The Kitchen is situated to the rear of the property and benefits from a range of mushroom high gloss wall and base units with complementary over-top work-surfaces leading to an inset stainless steel sink with drainer and mixer tap which sits beneath a double glazed window to rear. The Kitchen benefits from integrated appliances including electric oven and microwave, gas hob with overhead extractor hood and dishwasher. A door provides access to the Dining Room and further doors lead to Integral Garage and private rear garden. The room features a double radiator and tile effect cushioned floor underfoot.

Garage 5.58m x 2.66m widening to 4.13m

The integral Garage features an electric roller door and lighting. The room is spacious for a car or additional storage.



First Floor Landing

The open spindle galleried landing provides access to Master Bedroom, Bedrooms 2 & 3 and Wet Room. The Landing features a double glazed window to side elevation, storage cupboard, loft access and carpet underfoot.

Master Bedroom 3.27m x 3.67m

The Master Bedroom is a spacious Double room situated to the front of the property with impressive views. A Double glazed window looks to front elevation, underneath which sits a single radiator. The room features built in robes and carpet underfoot.

Bedroom 2 2.99m x 3.67m

Bedroom 2 is situated to the rear of the property, a double glazed window looks to rear elevation underneath which sits a single radiator. The room benefits from carpet underfoot.



Bedroom 3 2.56m x 2.56m

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

Wet Room 1.62m x 2.48m

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

Externally

To the front of the property is a paved driveway leading to integral garage. To the left is a well maintained garden laid mainly to Lawn. A gate to the right provides access to the rear garden. Steps lead to front entrance.

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. The garden is laid mainly to lawn with mature shrub border and apple tree.



Floor Plan & EPC

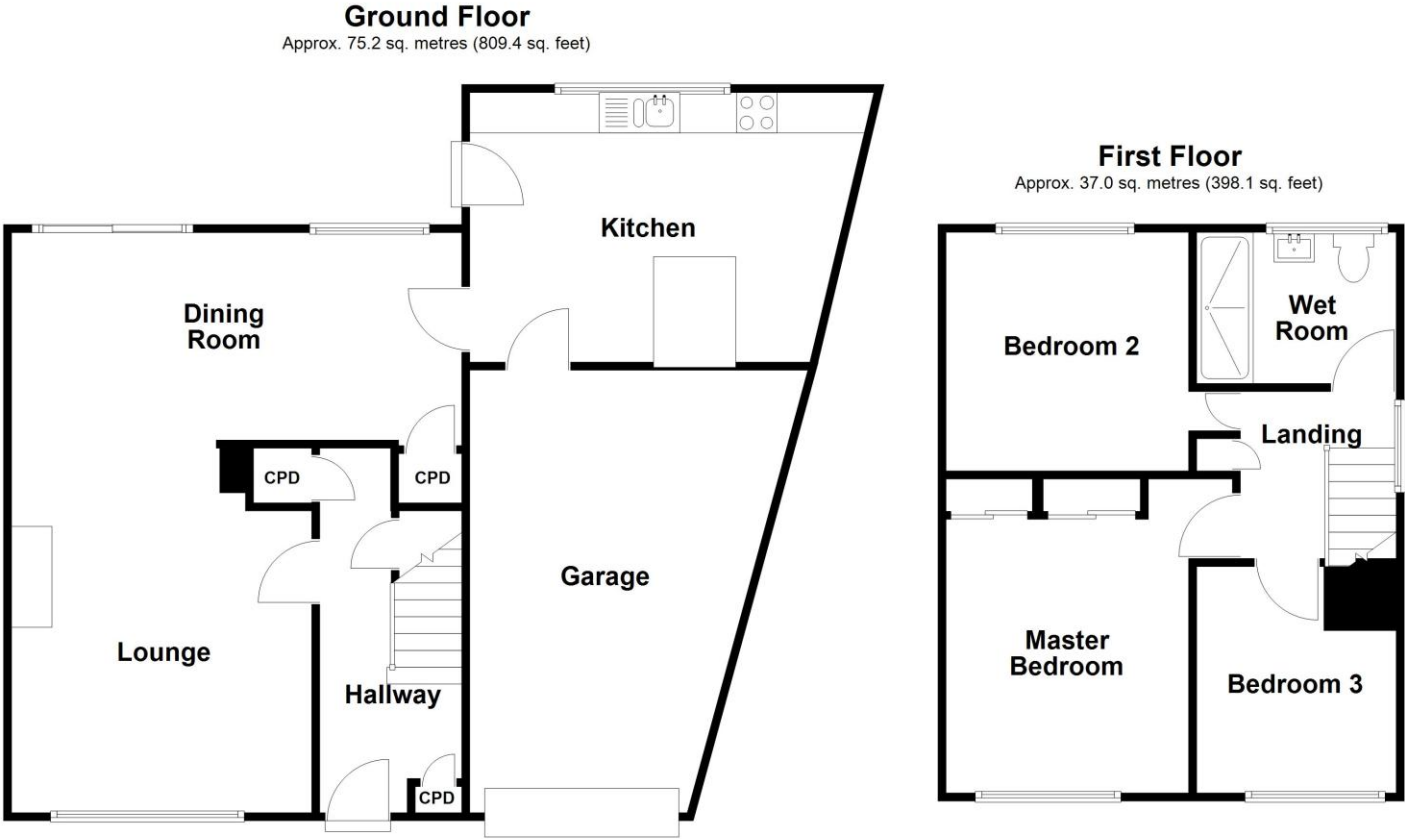
Approximate Gross Internal Area

Ground Floor 75.2 sq. metres / 809.4 sq. feet

First Floor 37.0 sq. metres / 398.1 sq. feet

Total 112.2 sq. metres / 1207.5 sq. feet

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 112.2 sq. metres (1207.5 sq. feet)





Local Authority
Gateshead Council

Council Tax
Band C

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.

MICHELLE ROPER

POWERED BY
exp UK

19 Main Street, Ponteland, Northumberland, NE20 9NH

T 07583 095763

E michelle.roper@exp.uk.com

W michelleroper.exp.uk.com

