

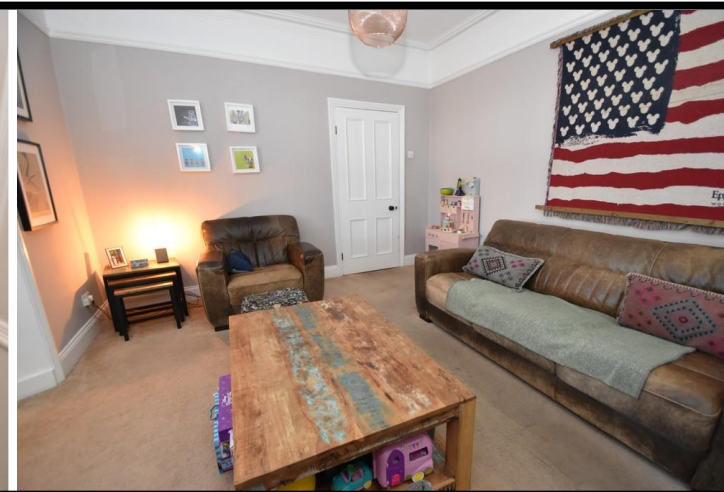
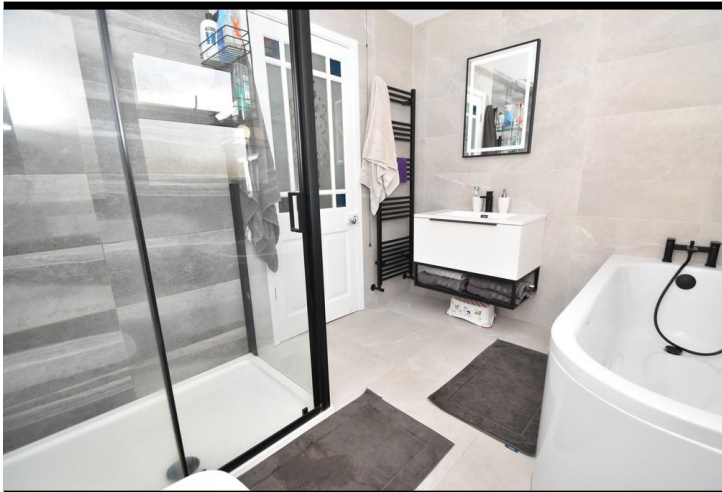


Seymour Terrace | Barmoor | Ryton | NE40 3BE

This extended three-bedroom terraced house combines period charm with modern conveniences, presented to an exceptional standard. Key features include a modern kitchen/diner with recently installed appliances, a contemporary bathroom fitted in 2022, a garden, yard and dedicated parking. The property consists of an entrance lobby, hallway, lounge with an open fireplace, kitchen/diner, utility room, ground floor WC, three bedrooms, a family bathroom, and a boarded loft for additional storage. Benefits include gas combi central heating, uPVC double glazing with new front and rear doors added in 2024, an EPC rating of D (63), and Council Tax band B. The house is offered on a freehold basis. Virtual tours are available, and viewing is highly recommended.

Offers Over £189,950

- Extended 3 bedroom terraced house
- Modern kitchen/diner with updated appliances.
- Contemporary bathroom installed in 2022.
- Includes a garden, yard, and dedicated parking.
- Features an entrance lobby, hallway, and lounge with an open fireplace.



Property Description

LOBBY

4' 4" x 3' 2" (1.33m x 0.98m) Composite entrance door with uPVC double glazed window over, tiled floor, moulded corning and a glazed door to the hallway.

HALLWAY

Tiled floor, triple column radiator, sculpted corbels, stairs with turned newel post and spindles, telephone point and doors leading to the lounge and kitchen/diner.

LOUNGE

12' 2" x 15' 7" (3.71m x 4.76m) Feature dark wood fire surround with cast iron inlay and an open fire. uPVC double glazed windows with plantation shutters, triple column radiator, wall lights, picture rail, moulded corning and centre light rose.

KITCHEN/DINER

13' 11" x 14' 9" (4.26m x 4.51m) Fitted with a range of high

gloss wall and base units with soft closing doors and drawers. Butchers block style worktops and glazed tiled splash-backs. Integrated fan assisted electric oven/grill, induction hob with extractor over. Raised enamel sink with professional style tap, other integrated appliances include a fridge, dishwasher and also a microwave. Feature ornamental cast iron fireplace, space for a dining table, storage cupboard, additional storage cupboard and bench seat, uPVC double glazed window, wood flooring, triple column radiator, picture rail, telephone point and a doorway to the utility room.

UTILITY ROOM

7' 8" x 6' 3" (2.34m x 1.93m) White gloss base units with butchers block worktops, stainless steel sink with mixer tap, plumbed for a washing machine, concealed gas combi central heating boiler, wood flooring, large walk-in under-stair storage cupboard with space to house a tall fridge/freezer, uPVC double glazed windows, matching stable exit door and a door to the WC.

WC

4' 9" x 2' 11" (1.46m x 0.90m) WC, wash basin, part tiled walls and a tiled floor.

FIRST FLOOR

HALF LANDING

Step and door leads to the bathroom, a further flight of stairs leads to the main landing.

BATHROOM

7' 6" x 9' 6" (2.30m x 2.90m) Installed in 2022 This is contemporary white suite with black fittings comprises of a panelled bath with shower fitment, separate glazed cubide with thermostatic shower, floating wash basin with base storage with LED mirror over, WC, wall cabinet, towel radiator, fully tiled walls and floor, LED spotlights, ceiling mounted extractor fan and two uPVC double glazed windows.

MAIN LANDING

Storage cupboard, moulded cornicing, doors lead to the bedrooms, loft hatch with pull-down ladder. The loft is boarded for storage and has a useful light.

BEDROOM 1 (TO THE REAR)

13' 3" x 12' 9" (4.06m x 3.91m) Feature ornamental fireplace on a tiled hearth, uPVC double glazed window with plantation shutters and a double radiator.

BEDROOM 2 (TO THE FRONT)

13' 1" x 11' 10" (4.00m x 3.63m) Feature ornamental fireplace on a tiled hearth, uPVC double glazed window with plantation shutters and a double radiator.

BEDROOM 3 (TO THE FRONT)

9' 7" x 6' 11" (2.93m x 2.11m) uPVC double glazed window with plantation shutters and a double radiator.

EXTERNAL

TO THE FRONT

Paved patio, lawn, flower bed, enclosed by timber fence. Please note that there is a right of way through each garden for residents on the street to access their own gardens.

TO THE REAR

Self-contained tard with paved patio.

PARKING

Each resident is allocated one parking space to the rear of their property within the private rear lane.

HEATING

Gas fired central heating via combination boiler (installed in 2019) and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (63). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

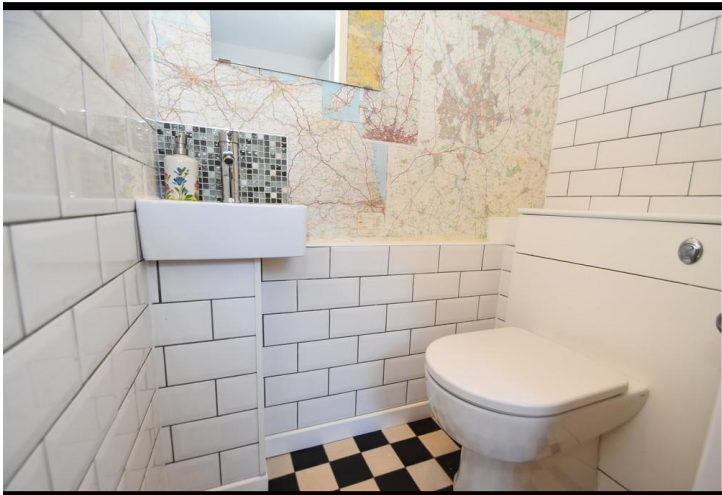
COUNCIL TAX

The property is in Council Tax band B (Gateshead) £1,906 per annum.

ELECTRICS

A new distribution board as installed in 2023.





VIEWINGS

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, X and Instagram. To arrange a viewing please contact the office.

MAKING AN OFFER

Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

AGENTS NOTE

Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm.



Tenure

Freehold

Council Tax Band

B (Gateshead £1,906 per annum)

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

County Durham

DH9 8AF

www.davidbailes.co.uk

info@davidbailes.co.uk

01207231111

GROUND FLOOR
50.0 sq.m. (538 sq.ft.) approx.

1ST FLOOR
51.0 sq.m. (549 sq.ft.) approx.



TOTAL FLOOR AREA: 101.0 sq.m. (1087 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 62025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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