



146 Grayling Way, Ryton, NE40 3BZ

Offers Over £285,000

Stunning detached house situated on Grayling Way, Ryton. The property boasts three double bedrooms, making it an ideal home for families or those seeking extra space. The heart of the house is the dining kitchen, which provides ample space for family meals and entertaining guests. Adjacent to the kitchen, a convenient utility room adds practicality to daily life. The ground floor also features a well-appointed WC. The main bedroom is complete with an en-suite shower room that offers a touch of luxury. The family bathroom serves the additional bedrooms, providing comfort and convenience for all. The enclosed rear garden offers a private outdoor space, ideal for relaxation, gardening, or entertaining during those Summer evenings. There is parking for two cars and a large lawned area to the front. This home benefits from excellent road links to Newcastle, the airport, and the Metro Centre, making it a prime choice for commuters and those who enjoy easy access to city amenities. Early viewings are highly recommended to avoid disappointment.

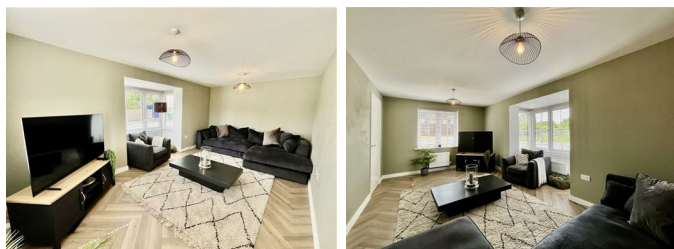
Entrance Hallway



With access doors leading the to lounge, dining kitchen and stairs to the first floor.

Living Room

18'3" x 9'10" (5.58m x 3.00m)



Bright and airy lounge with dual aspect windows overlooking the front and side aspects and gas central heating radiators.

Dining Kitchen



Fabulous dining kitchen with patio doors leading the the private rear garden. The kitchen is fitted with a range of modern wall and base units, integrated fridge, freezer, double oven, hob and extractor fan.

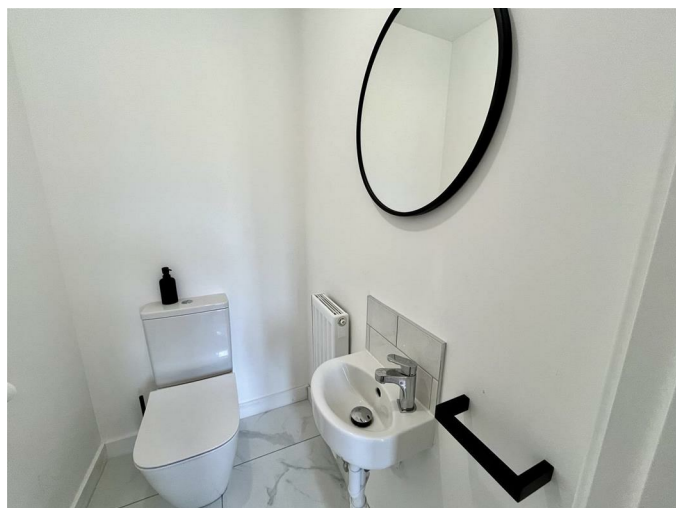
Utility Area

6'9" x 6'2" (2.08m x 1.90m)



With a UPVC door leading to the external areas, free standing washing machine and tumble drier and a handy storage cupboard.

Ground Floor WC



Fitted with a low level WC and wash hand basin.

First Floor Landing



With access doors to all bedroom and the family bathroom.

Main Bedroom



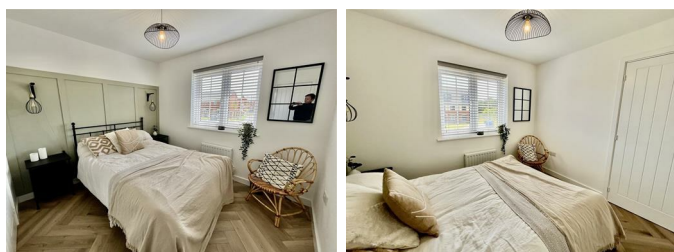
Spacious main bedroom with dual aspect windows, access to the en-suite shower room and a gas central heating radiator.

En-suite Shower Room



Contemporary shower room fitted with a low level WC, wash hand basin and walk in shower cubicle.

Bedroom Two



Lovely second bedroom with the added benefit of a built in wardrobe, UPVC window overlooking the front aspect and a gas central heating radiator.

Bedroom Three



Good sized third bedroom with a UPVC window overlooking the side aspect and a gas central heating radiator.

Family Bathroom/ w.c



Modern family bathroom fitted with a low level WC, wash hand basin and bath with shower over.

External



To the rear you will find a large rear garden which is laid to lawn and also has a paved patio area which also comes with a handy storage shed. To the front you will find gardens to the front side along with parking for two cars.

Agent Note

Holding Deposit:

To hold this property from other viewings while references are carried out we take one weeks rent as a holding deposit which is off-set against the first months rent. This one weeks rent will be taken to secure the property and will be held for 15 calendar days (unless otherwise expressly agreed) in order to complete all tenancy documents. This amount will be attributed to the first month's rent following the execution of all tenancy documents within the 15 calendar days of receipt of the holding deposit. This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 Calendar days

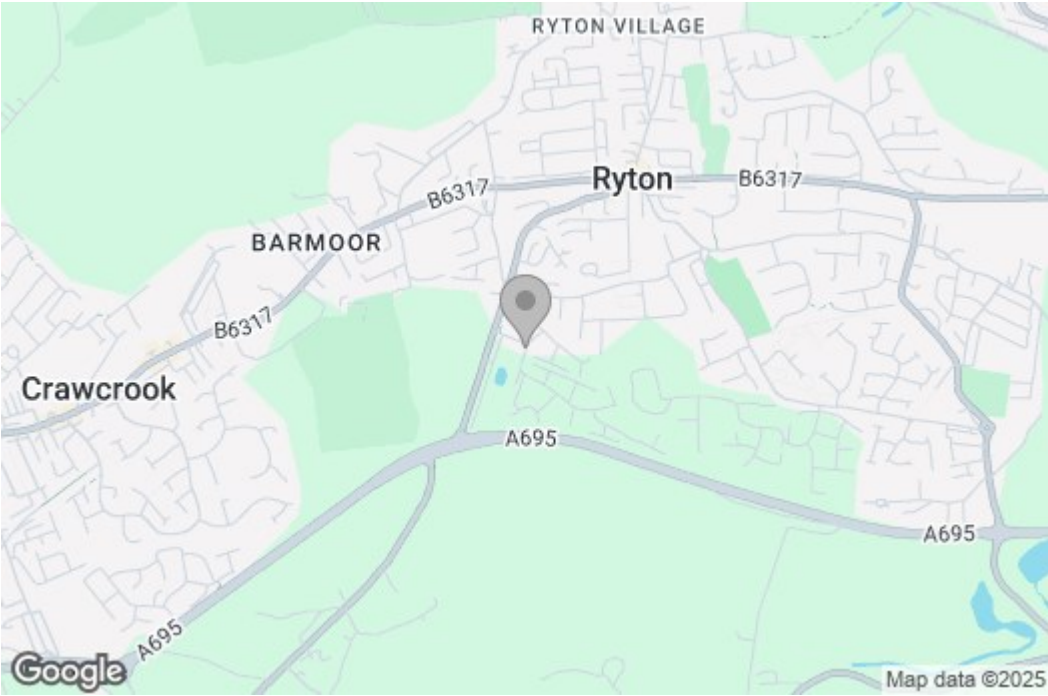
Upfront Costs:

1 Months rent upfront

1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

Floor Plan

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance an do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give an representation or warranty in respect of the property.

Energy Efficiency Graph

