



Grange Road Ryton

This beautiful period property which is split over three floors is situated on the sought after Grange Road.

The property boasts period features throughout and is available with no onward chain. The property comprises of an entrance hall leading to a spacious living room with attractive bay window to front, separate dining room to the rear of the property, breakfasting room with exposed brick inglenook and fitted kitchen. On the first floor there are three double bedrooms and a large single bedroom. One of the double bedrooms has fitted wardrobes and an en-suite bathroom. There is also a family bathroom on this level. On the second level there is a large, bright bedroom and a separate bathroom. Externally there is an enclosed front garden and to the rear there is a yard which gives access to two spacious cellar rooms, an outside store room and a garage. This property simply must be viewed to be appreciated.

Offers in Excess of: £350,000

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17 Grange Road

Ryton, NE40 3LT

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Entrance:

Wooden door to the porch, wooden door to the hallway, under stairs storage cupboard and radiator.

Lounge: 18'8" 5.69m into bay x 16'5" 5.00m into alcove

UPVC sash bay windows to the front, gas fire with surround, ceiling rose, coving to ceiling, picture rail, vertical radiator and sliding doors to;

Dining Room: 15'0" 4.57m x 14'8" 4.47m into alcove

UPVC window, fireplace, storage, picture rail, ceiling rose, coving to ceiling and radiator.

Breakfast Room: 12'7" 3.84m x 11'8" 3.56m

UPVC window, door to the rear yard, exposed brick inglenook, fitted with a range of wall and base units, radiator.

Kitchen:

Two UPVC windows, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit, tiled splash backs, free standing cooker and radiator.

First Floor Landing:

Split level landing and two radiators.

Bedroom One: 15'3" 4.65m x 12'10" 3.91m into alcove

Two UPVC sash windows, fireplace, coving to ceiling and radiator.

Bedroom Two: 13'1" 3.99m max x 9'9" 2.97m plus recess to window

UPVC window to the rear, fitted wardrobes, radiator and en suite.

Bedroom Three: 10'4" 3.15m x 8'2" 2.48m

UPVC sash window and radiator.

Bedroom Four: 11'9" 3.58m plus robes x 7'9" 2.36m

UPVC window, fitted storage and radiator.

Bathroom wc:

Two UPVC windows, bath with shower, low level wc, vanity wash hand basin, part tiled walls and radiator.



Second Floor Landing:
Skylight.

Bedroom Five: 16'10" 5.13m plus dormer x 13'5" 4.09m
Two skylights with fitted blinds, two UPVC windows, storage cupboard and two radiators.

Bathroom Three:
Bath with shower, low level wc, pedestal wash hand basin, part tiled walls and radiator.

Externally:
There is an enclosed garden to the front and a yard to the rear.

Outbuildings/Cellar:
Two large cellars with plumbing, power and lighting and a store also with plumbing, power and lighting.

Garage:
With power and lighting, ideal for a workshop.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Council Tax Band: D

EPC Rating: D

RY00006448/VS/EW/26.05.2023/V.2.





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