



Whitewell Terrace Ryton

- Mid Terrace House
- Four Bedrooms
- Sun Room
- En Suite Facilities
- Front Garden & Rear Yard

£ 250,000



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3-4 Whitewell Terrace

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THIS IMMACULATE TERRACED PROPERTY BOASTS A SPACIOUS LAYOUT IDEAL FOR FAMILIES AND COUPLES ALIKE. THE PROPERTY FEATURES A WELCOMING RECEPTION ROOM WITH LARGE WINDOWS, A FIREPLACE, AND HIGH CEILINGS, CREATING A BRIGHT AND AIRY LIVING SPACE. THE OPEN-PLAN KITCHEN INCLUDES A DINING SPACE, PERFECT FOR ENTERTAINING GUESTS OR ENJOYING FAMILY MEALS.

UPSTAIRS, THE PROPERTY OFFERS FOUR BEDROOMS, EACH WITH ITS OWN UNIQUE FEATURES. THE FIRST BEDROOM IS A DOUBLE WITH A BAY WINDOW, WHILE THE SECOND BEDROOM ALSO FEATURES A DOUBLE SIZE AND BUILT-IN STORAGE. THE FOURTH BEDROOM IS A DOUBLE WITH AN EN-SUITE BATHROOM, AMPLE STORAGE, AND PLENTY OF NATURAL LIGHT. THE PROPERTY ALSO INCLUDES A SINGLE BEDROOM, PROVIDING FLEXIBILITY FOR VARIOUS NEEDS.

THE TWO BATHROOMS IN THE PROPERTY OFFER MODERN AMENITIES, WITH THE MAIN BATHROOM FEATURING A LARGE SIZE AND A FOUR-PIECE SUITE.

SITUATED IN A PEACEFUL LOCATION NEAR PARKS AND WITH A STRONG LOCAL COMMUNITY, THIS PROPERTY PROVIDES A SERENE ENVIRONMENT FOR RESIDENTS TO ENJOY. ADDITIONALLY, THE GARDEN AND LOFT CONVERSION ADD TO THE CHARM AND APPEAL OF THIS LOVELY HOME.

Entrance:

UPVC door to the front, UPVC window, understairs storage and radiator.

Lounge: 15'9" 4.80m into bay x 13'7" 4.15m into alcove

Bay window to the front with shutters, gas fire with surround, coving to ceiling, ceiling rose and radiator.

Kitchen Diner: 20'11" 6.38m x 12'3" 3.73m (L Shaped)

Two UPVC windows, UPVC French doors, fitted with a range of matching wall and base units with work surfaces above incorporating sink and drainer, tiled splashbacks, integrated five burner gas hob, oven and grill, integrated dishwasher, washing machine and microwave.

Sun Room: 15'6" 4.72m x 7'4" 2.24m

UPVC windows and doors to garden, exposed brick and under floor heating.

First Floor Landing:

Bedroom One: 15'9" 4.80m into bay x 13'7" 4.15m into alcove

UPVC bay window to the front and radiator.

Bedroom Two: 12'6" 3.81m x 10'9" 3.28m

UPVC window with shutters, storage and radiator.

Bedroom Three: 8'1" 2.46m x 7'9" 2.36m

UPVC window and radiator.

Bathroom:

UPVC window, bath, shower cubicle, low level wc, wash hand basin, heated towel rail, part tiled and heated towel rail.

Second Floor Landing:

Skylight.

Bedroom Four: 15'6" 4.72m x 8'7" 2.62m plus radiator

Two skylights and storage in eaves.

En Suite:

Two skylights, shower, low level wc, wash hand basin, part tiled and heated towel rail.

Externally:

There is a garden to the front and a yard to the rear.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: ADSL MODEM

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET PARKING

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

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: B

EPC RATING: D

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

