



## Reasby Gardens Ryton

- Semi Detached House
- Three Bedrooms
- En Suite to Master Bedroom
- Driveway & Garden
- No Onward Chain

**£ 170,000**



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# 18 Reasby Gardens

Ryton, NE40 3AR

**IMPRESSIVE EXTENDED AND MODERNISED SEMI DETACHED HOUSE OFFERED WITH NO ONWARD CHAIN.**

**OTHER ATTRACTIONS INCLUDE; ENCLOSED SUN TRAP REAR GARDEN, WIDE BLOCK PAVED DRIVEWAY, GAS CENTRAL HEATING, UPVC DOUBLE GLAZING WITH TWO COMPOSITE DOORS TO THE FRONT AND GENEROUS USE OF WOOD FLOORING TO THE GROUND FLOOR.**

**THE LAYOUT COMPRISES; ENTRANCE HALL, 21 FOOT DOUBLE ASPECT LIVING ROOM WITH FEATURE MEDIA WALL WITH HOUSING FOR TV AND REMOTE CONTROLLED ELECTRIC FIRE, 21 FOOT BREAKFASTING KITCHEN WITH EXTENSIVE RANGE OF TRENDY UNITS, FITTED UTILITY ROOM, MASTER BEDROOM WITH SPECTACULAR EN SUITE SHOWER ROOM/WC WITH STATE OF THE ART SUITE, TWO FURTHER BEDROOMS AND NEWLY FITTED FAMILY BATHROOM WC.**

**Entrance:**  
Composite double glazed door.

**Hallway:**  
Stairs to first floor landing and radiator.

**Lounge:** 21'8" 6.60m x 11'5" 3.48m plus recess and deep understairs cupboard  
Double glazed bow window to the front, double glazed French doors to the garden, feature media wall with housing for TV, remote controlled electric fire, side storage, cabinets and display shelving with down lighting, solid wood flooring and two radiators.

**Breakfasting Kitchen:** 20'8" 6.30m x 6'6" 1.98m plus door recess and understairs cupboard  
Double glazed window to the rear, double glazed door to the rear, fitted with a range of matching high gloss wall and base units with work surfaces above incorporating sink unit and drainer with mixer tap, tiled splash backs, space for range oven, breakfast bar, recessed spotlights, solid wood flooring and radiator.

**Utility Room:**  
Composite double glazed door to the front, fitted with a range of matching wall and base units, plumbed for washing machine and radiator.

**First Floor Landing:**  
Loft access.

**Bedroom One:** 11'8" 3.56m x 11'8" 3.56m into alcove plus recess  
Double glazed window to the front and radiator.

**En Suite:**  
Frosted double glazed window to the front, oversized shower cubicle with mains shower, low level wc, wall hung cabinet with wash hand basin, display shelving with concealed lighting, large vanity mirror, cladded walls, recessed spotlight and heated towel rail.

**Bedroom Two:** 9'11" 3.02m x 9'3" 2.82m into wardrobes  
Double glazed window to the rear and radiator.

**Bedroom Three:** 13'6" 4.12m x 6'6" 1.98m  
Double glazed window to the rear, recessed spotlights and radiator.

**Bathroom wc:**  
Frosted double glazed window to the rear, panelled bath with electric shower, low level wc, wash hand basin set in vanity unit, mirrored medicine cabinet, cladded walls and cladded ceiling.

**Externally:**  
There is a blocked paved driveway to the front providing off street parking. To the rear there is a decked and cobbled patio area, screen fencing and a large office/shed with power and lighting.

**PRIMARY SERVICES SUPPLY**

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS  
Broadband: ADSL  
Mobile Signal Coverage Blackspot: NO  
Parking: DRIVEWAY

**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: A**

**EPC RATING: D**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 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.

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