



Reasby Gardens Ryton

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

Auction Guide Price £ 135,000+



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18 Reasby Gardens

Ryton, NE40 3AR

FOR SALE BY AUCTION – 29TH AUGUST 2024 – OPTION 2 – TERMS AND CONDITIONS APPLY

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, clad 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, clad walls and clad 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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Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360
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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		

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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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