



## Sanderling Close Ryton

- Detached House
- Three Bedrooms
- Conservatory
- En Suite to Master Bedroom
- Garage, Gardens & Driveway

**£ 260,000**



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ROOK  
MATTHEWS  
SAYER

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# 5 Sanderling Close

Ryton, NE40 3HE

THIS BEAUTIFUL DETACHED PROPERTY IS NOW AVAILABLE FOR SALE. IT'S IN GOOD CONDITION AND READY TO WELCOME ITS NEW OWNERS. JUST PICTURE YOURSELF WALKING THROUGH THE FRONT DOOR AND INTO THE INVITING RECEPTION ROOM WITH ITS LARGE WINDOWS, BATHING THE SPACE IN NATURAL LIGHT.

THE PROPERTY BOASTS A SPACIOUS AND MODERN KITCHEN, RECENTLY REFURBISHED AND FITTED WITH ALL THE MODERN APPLIANCES YOU COULD NEED. THE ADDITION OF A DINING SPACE MAKES IT PERFECT FOR HOSTING DINNER PARTIES, OR SIMPLY ENJOYING A FAMILY MEAL.

THE HOUSE IS PERFECT FOR FAMILIES, WITH ITS THREE DOUBLE BEDROOMS. THE MASTER BEDROOM IS A PARTICULAR HIGHLIGHT, FEATURING ITS OWN EN-SUITE FOR THAT EXTRA TOUCH OF PRIVACY AND CONVENIENCE. THERE IS A CONSERVATORY, A BEAUTIFUL SANCTUARY WHERE YOU CAN ENJOY YOUR MORNING COFFEE OR UNWIND AFTER A LONG DAY. THERE'S ALSO A GARAGE AND DRIVEWAY, PROVIDING PLENTY OF SPACE FOR YOUR VEHICLES.

THE LOCATION OF THIS PROPERTY IS A REAL SELLING POINT. IT'S LOCATED IN AN AREA WITH TOP-RATED SCHOOLS, LUSH PARKS, AND A STRONG LOCAL COMMUNITY – EVERYTHING YOU NEED FOR A COMFORTABLE, HAPPY, AND FULFILLING LIFESTYLE.

SO WHY WAIT? THIS PROPERTY IS A TRUE GEM THAT COMBINES COMFORT, CONVENIENCE, AND CHARM IN EQUAL MEASURE. MAKE IT YOURS AND START A NEW CHAPTER IN THIS WONDERFUL HOME.

#### Entrance:

Wooden door to the front, UPVC window and radiator.

Lounge: 14'3" 4.34m x 11'7" 3.53m

UPVC door, gas fire with surround and radiator.

Kitchen/Diner: 17'11" 5.46m x 9'4" 2.84m

UPVC window, fitted with a range of matching wall and base units with Silestone work surfaces above incorporating one and a half bowl sink unit and drainer, oven, induction hob, microwave, fridge freezer and dishwasher.

Conservatory: 12'8" 3.86m x 10'3" 3.12m

UPVC conservatory, French doors to the garden.

#### First Floor Landing:

UPVC window and storage.

Bedroom One: 14'4" 4.37m max x 9'8" 2.95m

UPVC window and radiator.

#### En Suite:

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

Bedroom Two: 11'0" 3.35m x 10'2" 3.10m

UPVC window and radiator.

Bedroom Three: 11'0" 3.35m x 8'3" 2.52m

UPVC window and radiator.

#### Bathroom:

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

#### Externally:

There is a garden to the rear. To the front there is a garden with a driveway providing off street parking leading to a garage.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 99 years from 1 December 1992

Ground Rent: £50 per annum

Service Charge: n/a

N.B. The vendor is in the process of buying the Freehold.

COUNCIL TAX BAND: D

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 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

