



Bishops Drive Ryton

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

£ 240,000



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5 Bishops Drive

Ryton, NE40 3NY

THIS IS A DESIRABLE DETACHED PROPERTY, CURRENTLY LISTED FOR SALE. IN GOOD CONDITION THROUGHOUT, THE HOUSE OFFERS AN INVITING AND COMFORTABLE LIVING SPACE. THIS PROPERTY COMPRISES A TOTAL OF THREE BEDROOMS, ALL OF WHICH ARE DOUBLE ROOMS. THE MASTER BEDROOM BENEFITS FROM HAVING ITS OWN EN-SUITE AND BUILT-IN WARDROBES, OFFERING AMPLE STORAGE SPACE. THE THIRD BEDROOM ALSO FEATURES BUILT-IN WARDROBES.

THE PROPERTY BOASTS A WELL-LIT AND ACCOMMODATING KITCHEN, FILLED WITH NATURAL LIGHT, MAKING IT AN IDEAL ROOM FOR PREPARING MEALS AND ENTERTAINING. THERE IS ALSO A SINGLE RECEPTION ROOM, PERFECT FOR RELAXING EVENINGS AND FAMILY GATHERINGS.

ONE OF THE KEY FEATURES OF THIS PROPERTY IS THE ADDITIONAL CONSERVATORY SPACE, WHICH CAN BE USED FOR A VARIETY OF PURPOSES ACCORDING TO YOUR NEEDS. THE PROPERTY ALSO BENEFITS FROM A DRIVEWAY AND A GARAGE, PROVIDING OFF-ROAD PARKING.

EXTERNALLY, THE PROPERTY IS SURROUNDED BY WELL-MAINTAINED GARDENS, OFFERING A PEACEFUL OUTDOOR SPACE WHERE YOU CAN RELAX AND ENJOY THE FRESH AIR.

LOCATED IN A FAMILY-FRIENDLY AREA, THE PROPERTY IS CONVENIENTLY LOCATED NEAR LOCAL SCHOOLS AND PARKS, MAKING IT IDEAL FOR FAMILIES.

IN SUMMARY, THIS IS AN EXCELLENT OPPORTUNITY TO ACQUIRE A SPACIOUS DETACHED PROPERTY WITH THREE BEDROOMS, A LIGHT-FILLED KITCHEN, AND A CONSERVATORY. WITH ITS CONVENIENT LOCATION AND AMPLE OUTDOOR SPACE, THIS PROPERTY PROMISES TO PROVIDE A COMFORTABLE AND HOMELY LIVING EXPERIENCE.

The accommodation:

Entrance:

Composite door to the front, radiator and door to;

Lounge: 23'1" 7.04m plus bay x 10'6" 3.20m

UPVC bay window to the front, electric fire with surround and two radiators.

Conservatory: 9'7" 2.92m x 7'5" 2.26m

UPVC conservatory and French doors to the garden.

Kitchen: 12'1" 3.68m x 10'9" 3.28m

UPVC French doors to the garden, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit with drainer, integrated gas hob, electric oven, plumbed for washing machine and radiator.

First Floor Landing:

Storage.

Bedroom One: 11'0" 3.35m plus robes x 9'1" 2.77m

UPVC window, fitted wardrobes and radiator.

En Suite:

UPVC window, shower, vanity wash hand basin, low level wc, part clad and heated towel rail.

Bedroom Two: 9'7" 2.92m x 9'1" 2.77m

UPVC window and radiator.

Bedroom Three: 8'2" 2.48m x 7'10" 2.39m

UPVC window, wardrobes and radiator.

Bathroom:

UPVC window, bath with shower, low level wc, pedestal wash hand basin, part tiled and radiator.

Externally:

To the rear of the property there is a garden. 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

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: C

RY0006651.VS.EW.12.06.2024.V.1.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | 71 C | |
| 55-68 | 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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