



The Lonnen Ryton

- Semi Detached House
- Four Bedrooms
- Dining Kitchen
- Double Driveway
- Front and Rear Gardens

OIEO £ 210,000



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15 The Lonnen

Ryton, NE40 3EY

PRESENTING A FABULOUS SEMI-DETACHED PROPERTY FOR SALE. THIS DELIGHTFUL RESIDENCE OFFERS AMPLE LIVING SPACE FOR FAMILIES, WITH A TOTAL OF FOUR BEDROOMS, A KITCHEN, AND A RECEPTION ROOM.

EACH BEDROOM IS A COMFORTABLE DOUBLE SIZE, OFFERING PLENTY OF SPACE TO RELAX AND UNWIND. THE KITCHEN IS A HOME COOK'S DREAM, BOASTING A DESIGNATED SPACE FOR DINING. IT PROVIDES AN EXCELLENT SETTING FOR FAMILY MEALS AND ENTERTAINING GUESTS.

THE RECEPTION ROOM IS A WELCOMING SPACE, ENHANCED BY BUILT-IN STORAGE THAT IS PERFECT FOR KEEPING THE AREA NEAT AND TIDY. THE PROPERTY BENEFITS FROM OFF-STREET PARKING, PROVIDING THE CONVENIENCE OF SECURE, PRIVATE PARKING FOR RESIDENTS.

ADDING TO THE CHARM OF THIS HOME, THERE ARE GARDENS THAT OFFER AN OASIS OF CALM AND A PERFECT AREA FOR OUTDOOR ENJOYMENT. LOCATED NEAR SCHOOLS, THIS PROPERTY IS SUITABLE FOR FAMILIES AS IT PROVIDES AN EASY COMMUTE TO EDUCATIONAL FACILITIES.

THIS SEMI-DETACHED PROPERTY IS A UNIQUE BLEND OF COMFORTABLE LIVING SPACES AND AN IDEAL LOCATION. WITH ITS BRILLIANT FEATURES, IT STANDS AS AN EXCELLENT OPPORTUNITY FOR FAMILIES LOOKING FOR A HOME THAT PROVIDES CONVENIENCE, COMFORT, AND A TOUCH OF OUTDOOR SERENITY. DON'T MISS OUT ON THIS OPPORTUNITY TO OWN A HOME THAT'S PERFECT FOR COMFORTABLE FAMILY LIVING.

The accommodation:

Entrance:

Composite door to the front, two storage cupboards and radiator.

WC:

Low level wc, wash hand basin and radiator.

Lounge: 14'10" 4.52m x 10'1" 3.07m

UPVC window, storage and radiator.

Dining Kitchen: 17'8" 5.38m x 12'0" 3.66m

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

First Floor Landing:

Storage and radiator.

Bedroom One: 13'0" 3.96m x 9'7" 2.92m

UPVC window and radiator.

Bedroom Two: 13'0" 3.96m x 9'7" 2.92m

UPVC window and radiator.

Bedroom Three: 9'4" 2.84m x 7'10" 2.39m

UPVC window and radiator.

Bedroom Four: 9'6" 2.90m x 7'9" 2.36m

UPVC window and radiator.

Bathroom wc:

Bath, shower cubicle, low level wc, vanity wash hand basin and fully tiled.

Externally:

There is a double driveway to the front providing off street parking and a lawned garden. To the rear there is also a lawned garden with patio area.

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: C

EPC RATING: B

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Score	Energy rating	Current	Potential
92+	A		110 A
81-91	B	82 B	
69-80	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.

16 Branches across the North-East

