



## Fairfields Ryton

- First Floor Flat
- One Bedrooms
- Communal Gardens
- On Street Parking
- No Onward Chain

**OIEO £ 80,000**



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ROOK  
MATTHEWS  
SAYER

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# 45 Fairfields

Ryton, NE40 3AS

I AM DELIGHTED TO PRESENT TO THE MARKET THIS IMMACULATE ONE-BEDROOM FLAT, AVAILABLE FOR IMMEDIATE SALE. THIS EXCEPTIONAL PROPERTY BOASTS A CONTEMPORARY DESIGN, TASTEFULLY DECORATED TO A HIGH STANDARD, OFFERING A WELCOMING AND COMFORTABLE LIVING SPACE.

THE PROPERTY CONSISTS OF A SPACIOUS RECEPTION ROOM, AWASH WITH NATURAL LIGHT, COURTESY OF THE LARGE WINDOWS. THIS ROOM IS IDEAL FOR RELAXING AND ENTERTAINING ALIKE. THE KITCHEN IS WELL-APPOINTED, FEATURING A BREAKFAST BAR AND INTEGRATED APPLIANCES. THIS MODERN DESIGN CREATES A SPACE THAT IS NOT ONLY FUNCTIONAL BUT ALSO ENJOYABLE TO BE IN.

THE BEDROOM IS A GOOD-SIZED DOUBLE FEATURING BUILT-IN WARDROBES, ENSURING PLENTY OF STORAGE SPACE. THE LARGE WINDOWS ALSO FILL THIS ROOM WITH AN ABUNDANCE OF NATURAL LIGHT, CREATING A BRIGHT, TRANQUIL ENVIRONMENT. THE BATHROOM IS FULLY TILED, EXUDING A CLEAN AND SLEEK AESTHETIC THAT COMPLEMENTS THE REST OF THE PROPERTY.

SITUATED IN A QUIET AREA, THE PROPERTY BENEFITS FROM NOT ONLY BEING IN CLOSE PROXIMITY TO LOCAL AMENITIES BUT ALSO PUBLIC TRANSPORT LINKS, MAKING IT AN IDEAL LOCATION FOR THOSE WHO VALUE CONVENIENCE. ADDITIONALLY, THE PROPERTY OFFERS ACCESS TO COMMUNAL GARDENS, PROVIDING A PERFECT SETTING TO ENJOY THE OUTDOORS. THE SALE OF THIS PROPERTY COMES WITH NO ONWARD CHAIN, SIMPLIFYING THE BUYING PROCESS.

WHETHER YOU'RE A FIRST-TIME BUYER OR AN INVESTOR, THIS PROPERTY OFFERS A GREAT OPPORTUNITY TO ACQUIRE A WELL-MAINTAINED, BEAUTIFULLY PRESENTED HOME IN A FAVOURABLE LOCATION.

**Entrance:**

Composite door to the front, tiled floor, radiator and communal staircase to the first floor.

**Lounge:** 12'0" 3.66m x 11'1" 3.38m

UPVC window, large storage cupboard, radiator and open plan to;

**Kitchen:** 12'3" 3.73m x 9'11" 3.02m

UPVC window, 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 and oven, integrated fridge freezer and washing machine, Breakfast bar, tiled floor and radiator.

**Bedroom One:** 11'7" 3.53m x 11'1" 3.38m

UPVC window, fitted wardrobes and radiator.

**Bathroom:**

Bath with shower, WC, vanity wash hand basin, fully tiled and radiator.

**Externally:**

There are communal gardens and street parking available.

**PRIMARY SERVICES SUPPLY**

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: NONE

Mobile Signal Coverage Blackspot: NO

Parking: STREET PARKING

**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.

**ACCESSIBILITY**

This property has no accessibility adaptations:

- E.g. Ramp access to front door
- E.g. Accessible handrail to side door
- E.g. Wet room to ground floor
- E.g. Lift access to first floor

**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: 125 years from 2003

Ground Rent: £10.00 monthly

Service Charge: £460.26 per annum

**COUNCIL TAX BAND:** A

**EPC RATING:** C

RY00006872.VS/EW/29.07.2024/V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 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

