



## Grange Road Ryton

This immaculate traditional terraced property which oozes character, currently listed for sale, is a remarkable find that is ideal for families. The residence is presented beautifully with an outstanding five double bedrooms, one bathroom, a large reception room, and a recently refurbished open-plan kitchen.

Each bedroom is a sanctuary of its own, radiating a warm ambience. Bedroom 1 and 2 are complimented with a fireplace, while natural light pours into Bedroom 1, enhancing the charm of the space. Bedroom 5 boasts an elegant en-suite, adding a touch of luxury to the property. The bathroom is fitted with a refreshing rain shower, offering a spa-like experience at home.

The open-plan kitchen is a true highlight of the property, offering dining space and showcasing a recent refurbishment. The reception room is a haven of relaxation, complete with large windows that invite ample light into the room, wood floors that add a rustic touch, and a log burner that makes the space incredibly cosy.

One of the unique features of this property is the study, providing a quiet space for work or reading. The property also benefits from a west facing rear yard, a garage, and communal parking, adding to the convenience and appeal of this home.

Located in a strong local community with excellent public transport links and nearby schools, this property not only offers an exceptional living space but also a convenient and connected lifestyle. All these features combined make this property a fantastic family home.

### Offers in Excess of **£375,000**

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# 8 Grange Road Ryton, NE40 3LT

## PROPERTY DESCRIPTION

### Entrance

Original solid wood door to front, tiled floor and door to hallway

### Hallway

Radiator, Solid wood floor

### Living Room

**4.25m 13.11" (Into Alcove) x 5.46m 17.11" (Into Bay)**

Sash bay window, Exposed brick chimney breast with Log burner, radiator and solid wood floor

### Kitchen/Dining Room

**4.93m 16.2" (Into Alcove) x 4.40m 14.4"**

Base and tall units, solid wood work surfaces, Range style cooker with extractor, integrated Fridge/Freezer and Dishwasher, Belfast sink. Sash window, radiator, solid wood floor and storage under stairs

### Office

**3.00m 9.12" (Into Alcove) x 3.26m 10.8"**

Stone Inglenook fireplace with log burner, sash windows, solid wood floor and vertical radiator

### Utility Room

Base storage units, Belfast sink, plumbing for washing machine and access to rear yard

### Stairs to first floor landing

Split level landing, sash window, radiator

### Master Bedroom

**5.50m 18.0" (Into Bay) x 3.58m 11.9" (Into Alcove)**

Sash bay windows to front, radiator, solid wood floor and fireplace

### Bedroom 2

**4.47m 14.8" x 3.80 m 12.5"**

Sash windows, radiator, solid wood floor and fireplace

### Bedroom 3

**3.18m 10.5" x 2.17m 7"1**

Sash window, radiator and solid wood floor

### Bathroom

Part tiled, bath with rainfall shower, wash basin, storage, radiator and UPVC window

### WC

Part tiled with LLWC with wash basin, radiator and UPVS window

### Stairs to second floor



**Bedroom 4**

3.39m 11.1" x 2.78m 9.1"

Skylight and radiator

**En-suite**

Part tiled, walk in shower, basin with vanity unit, LLWC, heated towel rail and skylight

**Bedroom 5**

5.38m 17.8" (max) x 3.24m 10.7" (max)

2 Skylights and radiator

**External**

Garden to front of the property  
Enclosed west facing rear yard with decking, artificial grass and outhouse

**Garage**

With communal parking area

**PRIMARY SERVICES SUPPLY**

- Electricity: MAINS
- Water: MAINS
- Sewerage: MAINS
- Heating: MAINS
- Broadband: FIBRE
- 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.

**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: D**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 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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