



Hollybush Gardens

Ryton

- Semi Detached House
- Two Bedrooms
- Gardens
- Driveway & Garage
- No Onward Chain

£ 130,000



ROOK
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14 Hollybush Gardens

Ryton, NE40 3DJ

THIS SEMI-DETACHED PROPERTY, CURRENTLY LISTED FOR SALE, IS A PERFECT OPPORTUNITY FOR COUPLES SEEKING A PROJECT HOME THAT THEY CAN MODERNISE TO THEIR LIKING. THE HOUSE CONSISTS OF TWO DOUBLE BEDROOMS, EACH FURNISHED WITH BUILT-IN WARDROBES, A KITCHEN WITH DINING SPACE, AND A RECEPTION ROOM.

THE RECEPTION ROOM IS A PARTICULAR HIGHLIGHT, PROVIDING A COSY ATMOSPHERE WITH A FIREPLACE AND DIRECT ACCESS TO THE GARDEN. THE KITCHEN, WITH A DINING AREA, CALLS OUT FOR A MODERN TOUCH TO TRANSFORM IT INTO A WARM AND INVITING SPACE WHERE MEALS CAN BE ENJOYED.

THE PROPERTY BOASTS A LARGE WEST FACING GARDEN THAT COULD BE A HAVEN FOR THOSE WITH A GREEN THUMB. IMAGINE SPENDING AFTERNOONS IN THE SUN OR HOSTING SUMMER BARBECUES WITH FRIENDS AND FAMILY. ADDITIONALLY, THERE IS A LARGE GARAGE/WORKSHOP THAT COULD BE UTILISED FOR VARIOUS PURPOSES. WHETHER YOU NEED STORAGE SPACE OR A PLACE FOR YOUR HOBBIES, THIS ADDED FEATURE IS SURE TO BE ADVANTAGEOUS. OFF-STREET PARKING IS ANOTHER BENEFIT OF THIS PROPERTY, OFFERING CONVENIENCE FOR CAR OWNERS.

THE LOCATION FURTHER ENHANCES THE APPEAL OF THIS HOME. PROXIMITY TO NEARBY SCHOOLS AND PARKS MAKES IT AN IDEAL PLACE FOR THOSE WHO VALUE A COMMUNITY ATMOSPHERE AND OUTDOOR ACTIVITIES.

IN SUMMARY, THIS PROPERTY OFFERS A UNIQUE CHANCE TO CREATE A BESPOKE HOME. WITH ITS NEED FOR MODERNISATION, SPACIOUS ROOMS, AND FANTASTIC OUTDOOR SPACE, IT PRESENTS THE PERFECT CANVAS FOR YOU TO PAINT YOUR DREAM HOME ON.

The accommodation:

Porch:

UPVC door to the front, windows and wooden cladding.

Kitchen/Breakfast Room: 14'11" 4.52m max x 11'4" 3.45m max L Shaped

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, electric oven, plumbed for washing machine and under stairs storage.

Lounge: 14'1" 4.29m x 11'0" 3.35m

UPVC French doors to the rear, stone fireplace, electric fire and radiator.

First Floor Landing:

Bedroom One: 11'9" 3.58m plus robes x 8'4" 2.54m

UPVC window, fitted wardrobes and radiator.

Bedroom Two: 11'0" 3.35m plus robes x 8'4" 2.54m

UPVC window and radiator.

Bathroom:

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

Externally:

To the front of the property there is a garden and a driveway providing off street parking. To the rear there is a West facing garden.

Garage/Workshop:

Up and over door and access to the garden.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: NONE

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: A

EPC RATING: D

RY00006355.VS.EW.01.10.2024/V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	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

