



Woodside Way Ryton

- Semi Detached House
- Three Bedrooms
- Breakfasting Kitchen
- Bathroom & Shower Room
- Gardens & Driveway

Offers Over £ 170,000



0191 413 1313
2 Grange Road, Ryton, NE40 3LT

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
ryton@rmsestateagents.co.uk

10 Woodside Way

Ryton, NE40 3NG

INTRODUCING A CHARMING SEMI-DETACHED PROPERTY AVAILABLE FOR SALE, IDEAL FOR BOTH FAMILIES AND COUPLES. ITS LOCATION IS SUPERB, WITH EXCELLENT PUBLIC TRANSPORT LINKS, PROXIMITY TO HIGH-PERFORMING SCHOOLS AND ACCESSIBLE GREEN SPACES, MAKING IT A PRIME CHOICE FOR THOSE SEEKING CONVENIENCE AND TRANQUILITY.

ENTERING THE PROPERTY, YOU ARE GREETED BY A COMFORTABLE RECEPTION ROOM, WITH A FIREPLACE, SURE TO CREATE A WARM AND INVITING ATMOSPHERE. THE HOUSE FEATURES A KITCHEN THAT BOASTS A DEDICATED DINING SPACE, PERFECT FOR GATHERING FOR MEALS AND ENTERTAINING GUESTS.

ITS LAYOUT INCLUDES THREE GENEROUSLY PROPORTIONED DOUBLE BEDROOMS. THE FIRST BEDROOM IS WELL-LIT WITH NATURAL LIGHT AND FITTED WITH BUILT-IN WARDROBES, LENDING A TOUCH OF PRACTICAL ELEGANCE. THE THIRD BEDROOM IS A UNIQUE LOFT CONVERSION, COMPLETE WITH AN EN-SUITE, PROVIDING A PRIVATE AND SERENE SPACE FOR RELAXATION. THERE IS OFF-STREET PARKING, A COMMODITY THAT ADDS CONVENIENCE FOR CAR OWNERS. ADDITIONALLY, THE PROPERTY COMES WITH A WORKSHOP, OFFERING A VERSATILE SPACE THAT COULD CATER TO VARIOUS HOBBIES OR BE USED FOR ADDITIONAL STORAGE.

THIS PROPERTY IS A REAL GEM, COMBINING GREAT LOCATION, PRACTICAL LIVING SPACES AND CONVENIENT AMENITIES. DON'T MISS OUT ON THIS OPPORTUNITY TO PROCURE A HOME THAT IS PERFECT FOR SETTLING DOWN, ENTERTAINING, AND ENJOYING THE BEST OF WHAT THE AREA HAS TO OFFER

Entrance:
Composite door to the front.

Lounge: 17'4" 5.28m x 10'10" 3.30m into alcove
UPVC window, UPVC bay window, electric fire, radiator and vertical radiator.

Breakfasting Kitchen: 17'4" 5.28m x 10'0" 3.05m max
UPVC window, door to side porch, 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 five burner gas hob, electric oven and vertical radiator.

Porch:
UPVC door to the front.

Workshop: 12'1" 3.68m x 7'9" 2.36m
With electricity and access to the side.

First Floor Landing:
Radiator.

Bedroom One: 17'1" 5.21m x 7'9" 2.36m
Three UPVC windows, fitted wardrobes and two radiators.

Bedroom Two: 10'4" 3.15m x 9'2" 2.79m
Two UPVC windows, storage and radiator.

Bathroom wc:
UPVC window, bath, shower cubicle, low level wc, vanity wash hand basin and vertical radiator.

Second Floor Landing:
Two skylights, storage and vertical radiator.

Bedroom Three: 21'4" 6.50m x 9'11" 3.02m
Two skylights, storage and vertical radiator.

Shower Room:
Shower, low level wc, wash hand basin and fully tiled.

Externally:
There are gardens to both the front and the side and a driveway providing off street parking.

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: A

EPC RATING: D

RY00006891.VS.EW.03.10.2024.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 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

