

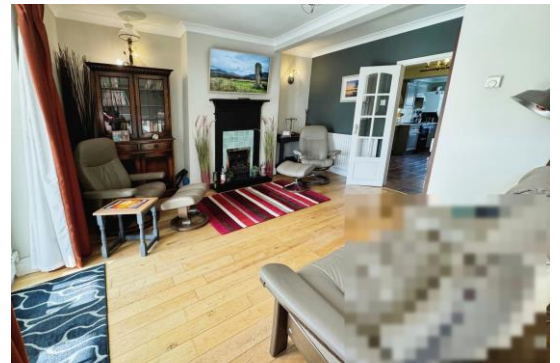


South View

Clara Vale

- Mid Terrace House
- Two Bedrooms
- Loft Room
- Conservatory
- Garden & Parking

OIEO £ 200,000



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21 South View

Clara Vale, NE40 3SY

PRESENTING A CHARMING TERRACED PROPERTY, NOW AVAILABLE FOR SALE. THIS HOME IS IN GOOD CONDITION, READY TO WELCOME ITS NEW OWNERS.

THE RECEPTION ROOM IS A STANDOUT FEATURE OF THIS PROPERTY, BOASTING A CHARACTERFUL FIREPLACE WHICH PROVIDES A COSY FOCAL POINT FOR THE ROOM. THE KITCHEN IS NOT ONLY PRACTICAL BUT ALSO LARGE ENOUGH TO ACCOMMODATE A DINING SPACE, PERFECT FOR FAMILY MEALS OR ENTERTAINING GUESTS. ADDITIONALLY, IT COMES WITH A UTILITY ROOM, PROVIDING EXTRA SPACE FOR STORAGE OR LAUNDRY FACILITIES.

THERE ARE TWO DOUBLE BEDROOMS IN THIS PROPERTY. THE FIRST BEDROOM IS PARTICULARLY ATTRACTIVE, FILLED WITH NATURAL LIGHT WHICH CREATES A WARM AND INVITING ATMOSPHERE. THE SECOND BEDROOM, ALSO A DOUBLE, PROVIDES AMPLE SPACE FOR COMFORT AND RELAXATION. THE LARGE BATHROOM ENHANCES THE OVERALL APPEAL OF THE HOME.

THIS PROPERTY COMES WITH A NUMBER OF ADDITIONAL FEATURES THAT WILL NO DOUBT ADD TO ITS APPEAL. THERE IS A CONSERVATORY, IDEAL FOR RELAXING OR ENTERTAINING, AND A GARDEN AND YARD FOR THOSE WHO ENJOY OUTDOOR ACTIVITIES. CONVENIENT PARKING IS AVAILABLE, AND THERE IS A HANDY DOWNSTAIRS WC. ADDITIONALLY, A LOFT ROOM PROVIDES EXTRA SPACE THAT COULD BE USED FOR A VARIETY OF PURPOSES.

THE PROPERTY IS LOCATED IN AN AREA KNOWN FOR ITS GREEN SPACES AND STRONG LOCAL COMMUNITY, MAKING IT IDEAL FOR FAMILIES AND COUPLES ALIKE. DON'T MISS OUT ON THIS FANTASTIC OPPORTUNITY TO ACQUIRE A HOME THAT OFFERS NOT JUST A PLACE TO LIVE, BUT A LIFESTYLE.

The accommodation:

Kitchen/Diner: 17'4" 5.28m x 10'8" 3.25m max

UPVC door, UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink with drainer, space for free standing cooker, feature stove, dining space and radiator.

Utility Room:

Plumbed for washing machine and dishwasher, storage.

WC:

UPVC window, low level wc, vanity wash hand basin and radiator.

Lounge: 16'10" 5.13m max x 13'11" 4.24m

UPVC French doors to conservatory, gas fire with surround, solid wood flooring and two radiators.

Conservatory:

UPVC conservatory, UPVC French doors to the garden and wall mounted electric heater.

First Floor Landing:

Bedroom One: 13'6" 4.12m x 11'11" 3.66m

Two UPVC windows, access to loft room and radiator.

Loft Room:

Velux skylight and storage.

Bedroom Two: 12'0" 3.66m x 10'3" 3.12m

UPVC window and radiator.

Bathroom:

UPVC window, bath with shower over, vanity wash hand basin, low level wc, part tiled and radiator.

Externally:

There is a South facing garden to the front of the property with patio area and a large timber garage/store on an extended concrete plinth, which can be used for parking. To the rear there is an enclosed yard with security light and bin store.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: ADSL COPPER WIRE

Mobile Signal Coverage Blackspot: NO

Parking: OFF 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: B

EPC RATING: D

RY00006901.VS.EW.14.10.2024.V.2.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 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

