

# Holburn Lane Ryton

- Detached Bungalow
- Three Bedrooms
- Garden Room
- Off Street Parking
- Open Plan Living Space

## Offers Over £ 300,000







## 18 Holburn Lane

### Ryton, NE40 3DF

THIS ELEGANTLY DETACHED BUNGALOW IS CURRENTLY LISTED FOR SALE AND IS IN GOOD CONDITION. THE PROPERTY BOASTS THREE BEDROOMS, INCLUDING TWO SPACIOUS DOUBLE BEDROOMS FILLED WITH PLENTY OF NATURAL LIGHT, AND A SINGLE BEDROOM WITH ITS PRIVATE EN-SUITE. THE MAIN BATHROOM IS LUXURIOUSLY FITTED WITH A JACUZZI BATH, ADDING A TOUCH OF OPULENCE TO THE HOME.

THE PROPERTY HAS A SINGLE, OPEN-PLAN RECEPTION ROOM THAT PROVIDES DIRECT ACCESS TO A LARGE GARDEN, OFFERING AMPLE SPACE FOR RELAXATION AND ENTERTAINMENT. THE HEART OF THE HOME IS THE KITCHEN, WHICH IS ALSO OPEN-PLAN AND FITTED WITH MODERN APPLIANCES AND STUNNING GRANITE COUNTERTOPS, PROVIDING BOTH FUNCTIONALITY AND STYLE.

ONE OF THE UNIQUE FEATURES OF THIS PROPERTY IS THE GARDEN ROOM, A TRANQUIL SPACE IDEAL FOR ENJOYING THE PROPERTY'S SIZABLE GARDEN, THE GARDEN ROOM COULD BE UTILISED FOR MANY DIFFERENT PURPOSES INCLUDING A HOME OFFICE, STUDIO OR GYM. IT ALSO HAS ITS OWN POWER, BROADBAND AND HEATING

THE EXTERIOR OF THE PROPERTY ALSO PROVIDES OFF-STREET PARKING AND INCLUDES AN ELECTRIC VEHICLE CHARGER, A THOUGHTFUL ADDITION FOR THE ECO-CONSCIOUS BUYER.

SITUATED IN A LOCATION WITH A STRONG LOCAL COMMUNITY, THIS PROPERTY OFFERS A LIFESTYLE FILLED WITH SCENIC WALKING ROUTES. THIS PROPERTY IS A TRUE GEM AND PERFECTLY SUITED FOR THOSE SEEKING A BLEND OF COMFORT AND CONVENIENCE, ALL ARRANGED IN A TASTEFULLY APPOINTED SPACE.

#### Entrance

UPVC door to front of property and radiator

#### Open plan living/ sun room - L shaped 15'02" 4.62m (max) x 23'06" 7.16m (max)

Log burner, vertical radiator, UPVC French doors to rear of property. UPVC windows together with a skylight and is open plan to the kitchen

#### Kitchen 9'03" 2.82m x 9'03" 2.82m

Wall and base units with granite work surfaces. Upstanding range style cooker together with integrated tall fridge and freezer. Dish washer, 1.5 sink and drainer and UPVC window

#### Litility

Plumping for washing machine

#### Shower room

WC, shower, basin and vanity

#### Bedroom 1 14'10" 4.52m x 11'10" 3.61m (+bay)

UPVC bay window to front of property and a radiator

#### Bedroom 2 9'03" 2.82m x 9'08" 2.95m

UPVC window and radiator

#### Bedroom 3 7'05" 2.26m x 9'07" 2.92m

UPVC French doors to rear and vertical radiator

#### Bathroom

Fully cladded, large walk-in shower, wc together with a basin and vanity. Large jacuzzi bath, radiator and UPVC window

#### External

Boasts a large west facing garden with a garden to front also. Garage and driveway with a car charge

#### Garden Room 18'00" 5.49m x 12'00" 3.66m

Fully insulated with electricity, lighting and heating. UPVC French doors and internet supply.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS Water: MAINS Sewerage: MAINS Heating: MAINS Broadband: ADSI

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.

#### TENLIRE

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: C

EPC RATING: D

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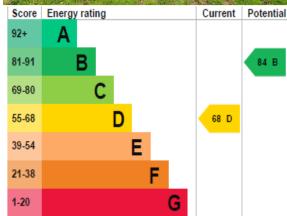
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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some 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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