

# Woodside Way Ryton

- Semi Detached House
- Three Bedrooms
- Breakfasting Kitchen
- Gardens
- Driveway

**OIEO £ 165,000** 







## 2 Woodside Way

### Ryton, NE40 3NG

THIS IMMACULATE, FULLY REFURBISHED THREE-BEDROOM SEMI-DETACHED HOME IS PERFECT FOR FIRST TIME BUYERS OR FAMILIES SEEKING A MOVE-IN-READY PROPERTY.

FEATURING TWO SPACIOUS DOUBLE BEDROOMS AND A VERSATILE SINGLE BEDROOM OR HOME OFFICE, THE HOUSE ALSO OFFERS A MODERN FULLY TILED BATHROOM AND A STUNNING KITCHEN-DINER WITH BEAUTIFUL PARQUET FLOORING.

THE BRIGHT AND AIRY LIVING ROOM IS ENHANCED BY LOTS OF NATURAL LIGHT, PARQUET FLOORING, AND A CHARMING LOG BURNER, CREATING A WARM AND WELCOMING SPACE.

EXTERNALLY, THE PROPERTY BENEFITS FROM A GENEROUS REAR DECKED AREA COMPLETE WITH LOG

STORE, A DRIVEWAY TO THE SIDE WITH SPACE FOR 2 VEHICLES, AND A LARGE LAWNED FRONT GARDEN.

The accommodation:

Entrance

Composite door to the front, stairs to first floor and radiator.

Lounge:  $15'11''\ 4.85\mbox{m}\ x\ 12'9''\ 3.89\mbox{m}$  into alcove UPVC window, log burner and radiator.

Breakfasting Kitchen: 19'1" 5.82m x 8'8" 2.64m

Three UPVC windows, UPVC door, fitted with a range of matching wall and base units with work surfaces above incorporating glass top sink and drainer, integrated electric oven and induction hob, extractor hood, integrated washing machine, storage and radiator.

First Floor Landing: UPVC window.

Bedroom One: 12'8'' 3.86m into alcove x 12'2'' 3.71m into door UPVC window and radiator.

Bedroom Two: 12'2'' 3.71m into door x 9'0'' 2.74m UPVC window and radiator.

Bedroom Three: 9'0" 2.74m x 7'5" 2.26m UPVC widow and radiator.

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Twon UPVC windows, bath with shower over, vanity wash hand basin, low level wc, fully tiled, extractor fan and heated towel rail.

Externally:

To the rear of the property there is a garden with a raised decking area and a lawned garden to the front. There is also a driveway to the side 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

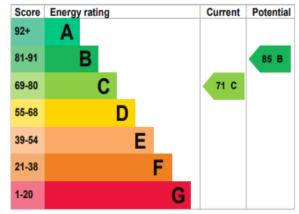
COUNCIL TAX BAND: A EPC RATING: C

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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.

16 Branches across the North-East

