



Grange Drive Ryton

- Semi Detached House
- Three Bedrooms
- Kitchen/Dining
- Gardens
- Driveway & Garage

OIEO £ 240,000



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

ROOK
MATTHEWS
SAYER

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

27 Grange Drive

Ryton, NE40 3LF

SITUATED ON THE EVER SO POPULAR GRANGE ESTATE IN RYTON WE OFFER FOR SALE THIS GENEROUSLY SIZED AND IMMACULATELY PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY, PERFECT FOR FAMILIES TO START ENJOYING COMFORTS OF THEIR NEW HOME.

THE PROPERTY COMPRISES OF A SPACIOUS ENTRANCE HALLWAY LEADING TO AN EQUALLY SPACIOUS LOUNGE WHICH OPENS TO AN IMPRESSIVE KITCHEN DINER WHICH IS IDEAL FOR FAMILY MEALS AND ENTERTAINING ESPECIALLY ON THE LIGHT SUMMER EVENINGS ACCESSING THE GARDEN THROUGH THE UPVC SLIDING DOORS.

THE FIRST FLOOR ACCOMMODATION IS EQUALLY AS PLEASANT, THE SPACIOUS LANDING LEADS TO THREE BEDROOMS AND A MODERN SHOWER ROOM.

EXTERNALLY THE PROPERTY BENEFITS FROM A WELL MAINTAINED REAR GARDEN SUPERB FOR RELAXATION. THERE IS A FURTHER GARDEN TO THE FRONT WITH A DRIVEWAY PROVIDING OFF STREET PARKING LEADING TO A GARAGE WITH UP AND OVER DOOR.

ITS IMMACULATE CONDITION MEANS YOU CAN MOVE STRAIGHT IN AND START ENJOYING THE COMFORTS OF YOUR NEW HOME. INTERNAL INSPECTION IS HIGHLY RECOMMENDED.

The accommodation:

Entrance:

Composite door to the side, UPVC window, stairs to first floor, under stairs storage cupboard and radiator.

Lounge: 15'7" 4.75m x 12'1" 3.68m

Two UPVC windows, gas fire with unique wooden surround and radiator.

Kitchen Diner: 22'2" 6.76m x 9'1" 2.77m max

Composite external door, UPVC window, UPVC sliding doors, 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 and oven with extractor hood, integrated fridge freezer, storage cupboard with plumbing for washing machine and two radiators.

First Floor Landing:

UPVC window and storage.

Bedroom One: 12'9" 3.89m x 11'0" 3.35m

UPVC window and radiator.

Bedroom Two: 13'3" 4.04m x 8'10" 2.69m

UPVC window and radiator.

Bedroom Three: 7'9" 2.36m x 9'5" 2.87m

UPVC window, storage cupboard and radiator.

Bathroom:

UPVC window, double shower cubicle, wc and vanity wash hand basin, fully clad and extractor hood.

Externally:

To the rear of the property there is a mature lawned garden with a decked area. To the front there is a further lawned garden and a driveway providing off street parking for three cars leading to a garage. There is a covered passage way leading to the rear garden and a side door providing access to the garage.

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: C

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 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

