



## Holburn Terrace

Ryton

- Mid Terrace House
- Three Bedrooms
- Two Reception Rooms
- Garden
- Off Street Parking

**OIEO £ 230,000**



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ROOK  
MATTHEWS  
SAYER

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# 13 Holburn Terrace

Ryton, NE40 3DQ

PRESENTING FOR SALE THIS IMMACULATE TERRACED HOUSE, IDEALLY LOCATED IN A SOUGHT-AFTER AREA WITH EXCELLENT PUBLIC TRANSPORT LINKS. THIS PROPERTY IS A PERFECT PICK FOR FIRST-TIME BUYERS AND FAMILIES.

THE RESIDENCE BOASTS TWO WELCOMING RECEPTION ROOMS, OFFERING A COSY ENVIRONMENT FOR RELAXATION OR ENTERTAINING. THE FIRST RECEPTION ROOM FEATURES LARGE WINDOWS PROVIDING PLENTY OF NATURAL LIGHT AND A LOVELY VIEW OF THE GARDEN. AN ELEGANT FIREPLACE ADDS TO THE CHARM, MAKING IT A PERFECT PLACE FOR THOSE CHILLY EVENINGS. THE SECOND RECEPTION ROOM IS SEPARATE, OFFERING ADDITIONAL SPACE FOR FAMILY GATHERINGS OR MOMENTS OF QUIET REFLECTION.

THE HOUSE COMES WITH A SINGLE, WELL-LIT KITCHEN. NATURAL LIGHT FILLS THE ROOM, CREATING AN INVITING SPACE FOR COOKING.

UPSTAIRS, THE PROPERTY OFFERS THREE BEDROOMS. THE FIRST TWO BEDROOMS ARE GENEROUSLY SIZED DOUBLES, WITH THE FIRST SHOWCASING AN EXPOSED BRICK CHIMNEY, ADDING A UNIQUE TOUCH OF RUSTIC ELEGANCE TO THE ROOM. THE THIRD BEDROOM IS A SPACIOUS SINGLE, IDEAL FOR CHILDREN OR AS A HOME OFFICE.

THE BATHROOM IS PRACTICAL AND STYLISH, FEATURING A SHOWER OVER THE BATH.

OUTSIDE, YOU WILL FIND A PEDESTRIANISED FRONT AND AN ENCLOSED REAR YARD, PROVIDING A SAFE SPACE FOR CHILDREN TO PLAY. THE PROPERTY ALSO BENEFITS FROM PARKING OPTIONS, WITH SPACE FOR TWO CARS. THE PRESENTATION OF THIS PROPERTY IS STYLISH, MAKING IT A READY-TO-MOVE-IN OPPORTUNITY.

WE INVITE YOU TO VIEW THIS PROPERTY AND SEE ITS POTENTIAL FOR YOURSELF. IT'S NOT JUST A HOUSE, IT'S A HOME WAITING TO WELCOME ITS NEW OWNERS.

#### Entrance:

Composite door to the front, solid wood flooring, door to;

#### Hallway:

Under stairs storage with plumbing for washing machine, radiator.

Lounge: 13'11" 4.24m into alcove x 11'0" 3.35m plus bay

UPVC window to the front, open fire with surround, solid wood floor, radiator and French doors to;

Dining Room: 11'10" 3.61m x 10'11" 3.33m

UPVC window and radiator.

#### Kitchen:

Two UPVC windows, composite door to the rear, fitted with a range of matching wall and base units with work surfaces above incorporating Belfast sink unit, integrated electric hob, double oven, plumbed for dishwasher and radiator.

#### First Floor Landing:

Split level landing and storage.

Bedroom One: 13'5" 4.09m x 10'7" 3.22m into alcove

UPVC window, exposed brick chimney breast and radiator.

Bedroom Two: 11'1" 3.38m x 10'7" 3.22m

UPVC window and radiator.

Bedroom Three: 10'4" 3.15m x 6'9" 2.06m

UPVC window and radiator.

#### Bathroom:

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

#### Externally:

There is a garden to the front. To the rear there is an enclosed yard and a parking area for two cars.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

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.

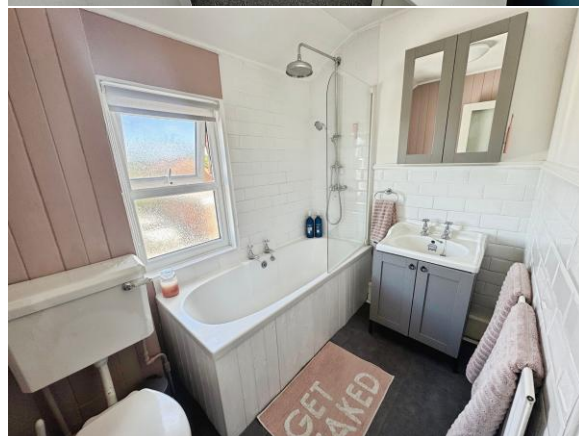
#### TENURE

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

RY00007108.VS.EW.24.04.2025.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 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

