



Cedar Grove

Ryton

- Mid Terrace House
- Two Bedrooms
- Bathroom & Separate WC
- Driveway
- Rear Garden

OIEO £ 125,000



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11 Cedar Grove

Ryton, NE40 3RQ

WELCOME TO THIS COSY TERRACED HOUSE, SITUATED WITH GOOD ACCESS TO LOCAL AMENITIES AND SATISFYING WALKING ROUTES. IT'S A PROPERTY THAT'S EAGER TO BECOME A HOME, AND IT'S IN GOOD CONDITION, READY FOR YOU TO ADD YOUR PERSONAL TOUCH.

AS WE STEP INSIDE, THE HOME GREETES US WITH A WARM RECEPTION ROOM. IT'S A SPACE THAT INVITES YOU IN, WITH LARGE WINDOWS THAT DRENCH THE ROOM IN NATURAL LIGHT AND OFFER A SERENE GARDEN VIEW. THIS ROOM IS PERFECT FOR ENTERTAINING GUESTS OR CURLING UP WITH A GOOD BOOK ON A SUNDAY AFTERNOON.

A STEP AWAY, THE HOUSE REVEALS A LOVELY KITCHEN WITH A DELIGHTFUL BREAKFAST AREA. IT'S THE PERFECT SPOT TO ENJOY A MORNING CUP OF TEA WHILE PLANNING YOUR DAY. WITH ITS PRACTICAL LAYOUT, PREPARING MEALS HERE WILL BE A BREEZE.

UPSTAIRS, YOU'LL FIND TWO DOUBLE BEDROOMS. BOTH ROOMS COME WITH BUILT-IN STORAGE, OFFERING AMPLE STORAGE FOR YOUR BELONGINGS. THE LARGE WINDOWS LET IN LOTS OF LIGHT, CREATING A BRIGHT AND AIRY FEEL.

THE PROPERTY ALSO BOASTS A BATHROOM WITH A SEPARATE WC, PROVIDING ADDED CONVENIENCE FOR A BUSY HOUSEHOLD.

ADDITIONALLY, THE SOUTH-FACING GARDEN IS A CHARMING OUTDOOR RETREAT, OFFERING PLENTY OF SPACE FOR AL FRESCO DINING OR GARDENING. FOR THOSE WITH A VEHICLE, YOU'LL BE PLEASED TO KNOW THERE'S OFF-STREET PARKING AVAILABLE.

The accommodation:

Entrance:
Composite door to the front.

Lounge: 14'10" 4.52m x 11'4" 3.45m max
Two UPVC windows, electric fire with surround and radiator.

Kitchen: 11'1" 3.38m max x 9'8" 2.95m max L Shaped
Composite door to the garden, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit with drainer, space for free standing cooker, plumbed for washing machine, storage and radiator.

First Floor Landing:
UPVC window and radiator.

Bedroom One: 11'10" 3.61m x 11'8" 3.56m max
UPVC window, storage and radiator.

Bedroom Two: 9'9" 2.97m x 8'8" 2.64m
Two UPVC windows, storage and radiator.

Bathroom:
UPVC window, bath with shower, fully clad and radiator.

WC:
UPVC window, low level wc and wash hand basin.

Externally:
There is a South facing garden to the rear and a block paved drive to the front providing off street parking.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: ADSL
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

RY00007131.VS.EW.2105.2025.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	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

