



## Ivy Avenue Ryton

- Mid Terrace House
- Three Bedrooms
- Two Reception Rooms
- Front Garden & Rear Yard
- Garage & Street Parking

**OIEO £ 235,000**



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ROOK  
MATTHEWS  
SAYER

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# 8 Ivy Avenue

Ryton, NE40 3PU

NESTLED IN A SOUGHT-AFTER LOCATION, THIS LOVELY HOUSE IS IN GOOD CONDITION, WAITING FOR ITS NEW OWNERS.

THIS HOME BOASTS A TOTAL OF THREE BEDROOMS, TWO OF WHICH ARE SPACIOUS DOUBLES, OFFERING AMPLE SPACE FOR COMFORT AND RELAXATION. THE THIRD IS A COSY SINGLE ROOM, PERFECT AS A CHILD'S ROOM OR A HOME OFFICE. THE HOUSE ALSO INCLUDES A BATHROOM, FITTED WITH BOTH A SEPARATE SHOWER AND BATH, OFFERING THE BEST OF BOTH WORLDS FOR YOUR CONVENIENCE.

THE KITCHEN IS BATHED IN NATURAL LIGHT, SURELY A DELIGHT FOR THOSE WHO LOVE TO COOK. ADJACENT TO THE KITCHEN, YOU'LL FIND TWO RECEPTION ROOMS. THE FIRST RECEPTION ROOM IS A BEAUTIFUL SPACE, COMPLETE WITH LARGE WINDOWS THAT LET IN PLENTY OF SUNLIGHT AND A CHARMING FIREPLACE TO COSY UP TO ON THOSE CHILLIER EVENINGS. THE SECOND RECEPTION ROOM FEATURES ELEGANT FRENCH DOORS, LEADING TO THE OUTDOORS AND FILLING THE ROOM WITH LIGHT.

OUTSIDE, THE PROPERTY SHINES JUST AS MUCH AS IT DOES INDOORS. IT ENJOYS A SOUTH-FACING YARD, PERFECT FOR BASKING IN THE SUN DURING THE SUMMER MONTHS. THERE'S ALSO A FRONT GARDEN, IDEAL FOR THOSE WITH A GREEN THUMB. TO TOP IT ALL OFF, THE PROPERTY COMES WITH A GARAGE, PROVIDING EXTRA STORAGE OR A SAFE SPOT FOR YOUR VEHICLE.

THIS PROPERTY IS AN EXCELLENT CHOICE FOR FIRST-TIME BUYERS OR FAMILIES. IT'S CLOSE TO LOCAL AMENITIES, MAKING EVERYDAY LIFE MORE CONVENIENT. WHY NOT COME AND SEE FOR YOURSELF? YOUR DREAM HOME IS JUST A CALL AWAY!

The accommodation:

Entrance:

Wooden door to the front, storage, radiator and door to hallway.

Lounge: 15'6" 4.72m into alcove x 14'4" 4.37m

Bow window to the front, fireplace and two radiators.

Dining Room: 14'5" 4.39m x 12'10" 3.91m into alcove

UPVC French doors and radiator.

Kitchen:

UPVC window and door to the garden, fitted with a range of matching wall and base units with work surfaces above incorporating sink and drainer, plumbed for washing machine and radiator.

First Floor Landing:

Split level, storage and radiator.

Bedroom One: 14'6" 4.42m x 12'9" 3.89m

UPVC window and radiator.

Bedroom Two: 14'6" 4.42m x 11'3" 3.43m into alcove

Two sash windows, fireplace, storage and radiator.

Bedroom Three: 10'10" 3.30m x 7'4" 2.24m

UPVC window and radiator.

Bathroom:

UPVC window, bath with shower over, low level wc, wash hand basin and radiator.

Externally:

There is a garden to the front and a South facing rear yard. There is on street parking and a garage.

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

Parking: 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: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 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

