



Western Way

Ryton

- Semi Detached House
- Three Bedrooms
- Kitchen Diner/Family Room
- Driveway & Garage
- Font & Rear Gardens

£ 275,000



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ROOK
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17 Western Way

Ryton, NE40 3LR

THIS DESIRABLE SEMI-DETACHED HOUSE IS NOW ON THE MARKET, READY FOR A FAMILY TO CALL IT HOME. THE PROPERTY IS IN GOOD CONDITION, OFFERING A COMFORTABLE AND WARM ATMOSPHERE THAT IMMEDIATELY MAKES YOU FEEL AT HOME.

THE HOUSE FEATURES A TOTAL OF THREE BEDROOMS. THE FIRST BEDROOM IS A SPACIOUS DOUBLE ROOM WITH BUILT-IN WARDROBES, PROVIDING AMPLE STORAGE SPACE. THE SECOND BEDROOM IS ALSO A DOUBLE ROOM, OFFERING PLENTY OF SPACE AND COMFORT. THE THIRD BEDROOM IS A SINGLE ROOM, EQUIPPED WITH BUILT-IN WARDROBES, PERFECT FOR A CHILD OR AS A HOME OFFICE.

THERE IS ONE BATHROOM IN THE HOUSE, FEATURING A SEPARATE SHOWER FOR QUICK AND CONVENIENT USE. THE KITCHEN IS A HIGHLIGHT OF THIS PROPERTY. IT'S AN OPEN-PLAN SPACE WITH A DEDICATED DINING AREA, MAKING MEAL TIMES A SOCIAL EVENT. IT ALSO INCLUDES A FAMILY ROOM AND HAS ACCESS TO A BEAUTIFUL GARDEN, PERFECT FOR BBQS OR A QUIET CUP OF COFFEE IN THE MORNING.

THE RECEPTION ROOM IS A LARGE, AIRY SPACE WITH LARGE WINDOWS THAT LET IN PLENTY OF NATURAL LIGHT, ENHANCING THE WELCOMING AMBIANCE OF THE HOME.

AS FOR THE EXTERIOR, THE PROPERTY BOASTS A GARAGE AND DRIVEWAY FOR OFF-STREET PARKING AND BOTH FRONT AND REAR GARDENS FOR OUTDOOR ENJOYMENT.

LOCATED IN A SOUGHT-AFTER LOCATION, THE HOUSE BENEFITS FROM NEARBY PUBLIC TRANSPORT LINKS AND LOCAL AMENITIES, MAKING YOUR DAILY ERRANDS A BREEZE.

THIS PROPERTY PRESENTS AN EXCELLENT OPPORTUNITY FOR FAMILIES SEEKING A COMFORTABLE HOME IN A CONVENIENT LOCATION. DON'T MISS OUT ON THIS FANTASTIC OPPORTUNITY - ENQUIRE TODAY!

Entrance:

UPVC door to the front, wooden door to;

Hallway:

UPVC window, under stairs storage and radiator.

Lounge: 15'7" 4.75m x 12'2" 3.71m

Large UPVC windows, wall mounted fire and radiator.

Kitchen Diner/Family Room: 22'2" 6.76m max x 20'6" 6.25m max L Shaped

Extended. Two UPVC windows, UPVC French 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 electric oven, lantern, dining space and vertical radiator.

First Floor Landing:

UPVC window and storage.

Bedroom One: 11'7" 3.53m x 11'1" 3.38m

UPVC window, storage and radiator.

Bedroom Two: 13'2" 4.01m x 7'6" 2.29m

UPVC window and radiator.

Bedroom Three: 10'11" 3.33m x 9'3" 2.82m

UPVC widow, storage and radiator.

Bathroom wc:

UPVC window, bath, shower, low level wc, wash hand basin, pat tiled and radiator.

Externally:

There is an enclosed garden to the rear with patio. To the front there is a garden with a driveway providing off street parking leading to a garage.

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: C

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 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

