



Ryton Hall Drive

Ryton

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Gardens, Driveway & Garage
- No Onward Chain

OIEO £ 265,000



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4 Ryton Hall Drive

Ryton, NE40 3QB

PRESENTING TO THE MARKET THIS SEMI-DETACHED HOME, NOW AVAILABLE FOR SALE IN A SOUGHT-AFTER LOCATION. THIS FAMILY HOME IS OFFERED IN GOOD CONDITION AND BENEFITS FROM THE CONVENIENCE OF NO ONWARD CHAIN.

THE PROPERTY FEATURES TWO RECEPTION ROOMS. THE FIRST IS A WELCOMING SPACE WITH LARGE WINDOWS AND A FIREPLACE, OFFERING A COMFORTABLE AREA FOR RELAXING OR ENTERTAINING. THE SECOND RECEPTION ROOM IS SEPARATE, PROVIDING ADDITIONAL FLEXIBILITY AND VIEWS OVER THE REAR GARDEN.

THERE ARE THREE BEDROOMS IN TOTAL, IDEALLY SUITED FOR FAMILIES. BEDROOMS ONE AND TWO ARE BOTH GENEROUS DOUBLES, EACH COMPLETE WITH BUILT-IN WARDROBES FOR AMPLE STORAGE. THE THIRD BEDROOM IS A SINGLE, PERFECT AS A CHILD'S ROOM OR STUDY.

THE RECENTLY UPDATED BATHROOM OFFERS MODERN FITTINGS, INCLUDING A FREE-STANDING BATH AND A WALK-IN SHOWER, CREATING A STYLISH AND PRACTICAL SPACE.

EXTERNALLY, THE PROPERTY BOASTS A REAR GARDEN, PROVIDING A PLEASANT SPOT FOR OUTDOOR ACTIVITIES. FURTHER BENEFITS INCLUDE A GARAGE AND OFF-STREET PARKING, ADDING CONVENIENCE FOR FAMILIES WITH MULTIPLE VEHICLES.

SITUATED CLOSE TO LOCAL AMENITIES, AND WITH EASY ACCESS TO WALKING AND CYCLING ROUTES, THIS PROPERTY SITS IN A DESIRABLE AREA THAT APPEALS TO FAMILIES LOOKING FOR BOTH COMFORT AND A RANGE OF LIFESTYLE OPTIONS.

VIEWINGS ARE HIGHLY RECOMMENDED TO APPRECIATE ALL THIS HOME HAS TO OFFER.

Porch:
UPVC porch to the front and UPVC door.

Entrance:
Wooden door to hall, storage and radiator.

Lounge: 13'9" 4.19m x 13'0" 3.96m into alcove
UPVC bay window to the front, gas fire with surround and radiator.

Dining Room: 10'6" 3.20m x 9'8" 2.95m plus bay
UPVC bay window and radiator.

Kitchen: 8'10" 2.69m x 8'1" 2.46m
UPV window, 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, electric oven and pantry.

Utility Room:
UPVC door to the garden and plumbed for washing machine.

First Floor Landing:
UPVC window and loft access.

Bedroom One: 12'10" 3.91m plus bay x 9'5" 2.87m plus robes
UPVC window, fitted wardrobes and radiator.

Bedroom Two: 11'7" 3.53m x 10'9" 3.28m
UPVC window, fitted wardrobes and radiator.

Bedroom Three: 7'11" 2.41m x 7'5" 2.26m
UPVC window and radiator.

Bathroom wc:
UPVC window, free standing bath, large walk-in shower, vanity was hand basin, low level wc, fully tiled and heated towel rail.

Externally:
There are gardens to both the front and the rear of the property. There is a summer house with electric and there is a driveway providing off street parking leading to a 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		76 C
55-68	D	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

