



Dene Crescent Ryton

- Semi Detached Bungalow
- Two Bedrooms
- Front & Rear Gardens
- Driveway
- No Onward Chain

£ 240,000



0191 413 1313
2 Grange Road, Ryton, NE40 3LT

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
ryton@rmsestateagents.co.uk

61 Dene Crescent

Ryton, NE40 3RY

PRESENTING THIS WELL-MAINTAINED SEMI-DETACHED BUNGALOW, NOW AVAILABLE FOR SALE. THE PROPERTY IS IN GOOD CONDITION THROUGHOUT AND OFFERS A COMFORTABLE LAYOUT THAT WILL APPEAL TO A VARIETY OF BUYERS.

UPON ENTERING, YOU ARE WELCOMED INTO A BRIGHT RECEPTION ROOM ENHANCED BY LARGE WINDOWS THAT ALLOW PLENTY OF NATURAL LIGHT TO FLOW IN, AND FEATURE A FIREPLACE AS THE FOCAL POINT. THE KITCHEN FEATURES INTEGRATED APPLIANCES AND ENJOYS NATURAL LIGHT, MAKING IT BOTH FUNCTIONAL AND INVITING FOR DAILY USE.

THERE ARE TWO SPACIOUS DOUBLE BEDROOMS, PROVIDING AMPLE ROOM FOR RELAXATION AND COMFORT. THE MODERN SHOWER ROOM IS FITTED WITH A RAIN SHOWER, OFFERING A CONTEMPORARY SPACE FOR YOUR DAILY ROUTINE.

ADDITIONAL BENEFITS INCLUDE A SEPARATE UTILITY AND STORAGE AREA, ADDING VALUABLE EXTRA SPACE FOR ORGANISATION AND PRACTICALITY. EXTERNALLY, THE PROPERTY OFFERS AN ENCLOSED REAR GARDEN WITH A LARGE PATIO AREA—IDEAL FOR ENJOYING TIME OUTDOORS. THERE IS ALSO A FRONT GARDEN AND PRIVATE DRIVEWAY, OFFERING CONVENIENT OFF-ROAD PARKING.

THE HOME IS WELL-POSITIONED TO TAKE ADVANTAGE OF NEARBY PUBLIC TRANSPORT LINKS AND LOCAL AMENITIES, ENSURING EVERYDAY NEEDS ARE EASILY ACCESSIBLE. OFFERED TO THE MARKET WITH NO ONWARD CHAIN, THIS BUNGALOW PROVIDES AN EXCELLENT OPPORTUNITY FOR BUYERS SEEKING A STRAIGHTFORWARD PURCHASE PROCESS.

VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE ACCOMMODATION AND SETTING OF THIS ATTRACTIVE PROPERTY.

The accommodation:

Entrance:
UPVC door, storage, access to loft and radiator.

Lounge: 17'8" 5.38m x 11'11" 3.63m
Large UPVC bay window to the front, wall mounted electric fire and radiator.

Kitchen: 11'11" 3.63m x 9'2" 2.79m
Two UPVC windows, 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, fridge freezer, dishwasher and fridge freezer.

Utility/Storage:
UPVC door to the front and to the rear, plumbed for washing machine.

Bedroom One: 13'3" 4.04m x 11'11" 3.63m
UPVC window and radiator.

Bedroom Two: 10'2" 3.10m plus radiator x 9'2" 2.79m
UPVC window and radiator.

Shower Room:
UPVC window, large walk-in shower, low level wc, wash hand basin, fully clad and radiator.

Externally:
There is a garden to the front of the property with a driveway providing off street parking. There is a further enclosed garden to the rear.

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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.
Length of Lease: 999 years from 1 June 1994
Ground Rent: £7.50 per annum

COUNCIL TAX BAND: C
EPC RATING: D

RY00007263.VS.EW.06.10.2025.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 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

