



Edington Gardens

Clara Vale

- Mid Terrace House
- Three Bedrooms
- Two Reception Rooms
- Gardens
- No Onward Chain

OIEO £ 260,000



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5 Edington Gardens

Clara Vale, NE40 3SS

PRESENTING A TERRACED HOUSE FOR SALE IN A MUCH SOUGHT AFTER CONSERVATION AREA, IDEAL FOR FIRST-TIME BUYERS AND FAMILIES. THE HOME FEATURES TWO RECEPTION ROOMS. THE FIRST RECEPTION ROOM IS LIGHT AND WELCOMING, WITH LARGE WINDOWS THAT FILL THE SPACE WITH NATURAL LIGHT, A PERIOD STYLE FIREPLACE WITH COAL/GAS EFFECT FIRE AND PLEASANT VIEWS OVER THE GARDEN. THE SECOND RECEPTION AREA FUNCTIONS AS A DINING ROOM OR SECOND SITTING ROOM, PERFECT FOR ENTERTAINING OR CASUAL DINING.

THE PROPERTY IS DOUBLE GLAZED THROUGHOUT WITH GAS CENTRAL HEATING.

THE KITCHEN BENEFITS FROM ATTRACTIVE GRANITE COUNTERTOPS, OFFERING AMPLE WORKSPACE FOR COOKING AND MEAL PREPARATION AND INCORPORATES A RANGE STYLE COOKER/OVEN, FRIDGE FREEZER, DISHWASHER AND MICROWAVE.

UPSTAIRS, THERE ARE THREE GENEROUS DOUBLE BEDROOMS. TWO OF THESE BEDROOMS ARE FURTHER ENHANCED BY BUILT-IN WARDROBES, PROVIDING CONVENIENT STORAGE AND HELPING TO KEEP THE ROOMS CLUTTER-FREE.

THE BATHROOM IS MODERN, FEATURING A SHOWER OVER BATH FOR ADDED VERSATILITY.

OUTSIDE, THE PROPERTY OFFERS A FRONT GARDEN, A REAR COURTYARD ENTRANCE FOR ADDITIONAL OUTDOOR SPACE, AND AN EXCEPTIONALLY LARGE REAR GARDEN, IDEAL FOR RELAXATION OR PLAY AND OFFERING AN OPPORTUNITY TO CREATE OFF STREET PARKING.

LOCATED WITHIN A STRONG LOCAL COMMUNITY, THIS HOME PROVIDES COMFORTABLE LIVING WITH ACCESS TO TWO NEARBY GOLF COURSES, WALKING AND CYCLING ROUTES, RIVERSIDE FISHING AND CANOEING AND EASY ACCESS TO THE ADJACENT CONSERVATION AREA WITH AN ABUNDANCE OF WILDLIFE ALLOWING RESIDENTS TO ENJOY THE OUTDOORS WITH EASE.

WITH NO ONWARD CHAIN, THE BUYING PROCESS IS SIMPLIFIED FOR PROSPECTIVE PURCHASERS. ALTOGETHER, THIS TERRACED HOUSE COMBINES PRACTICAL FEATURES WITH A PLEASING LAYOUT, MAKING IT AN ATTRACTIVE OPTION FOR THOSE SEEKING A MOVE-IN-READY HOME IN A DESIRABLE AREA. EARLY VIEWING IS RECOMMENDED TO FULLY APPRECIATE THE ACCOMMODATION AND LOCATION ON OFFER.

The accommodation:

Lounge: 15'10" 4.83m into alcove x 12'10" 3.91m
UPVC door to the front, fire with surround and two radiators.

Dining Room: 13'0" 3.96m x 12'8" 3.86m into alcove
UPVC window, under stairs storage and radiator.

Kitchen: 15'10" 4.83m x 7'6" 2.29m
UPVC door to the rear, UPVC 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, Range style cooker, integrated dishwasher, fridge freezer and breakfast bar.

Utility Room:
Plumbed for washing machine.

First Floor Landing:
UPVC window and loft access.

Bedroom One: 13'1" 3.99m x 7'7" 2.31m plus robes
UPVC window, fitted wardrobes and radiator.

Bedroom Two: 13'4" 4.06m x 7'9" 2.36m into alcove
UPVC window, fitted wardrobes and radiator.

Bedroom Three: 10'2" 3.10m x 7'8" 2.33m
UPVC window and radiator.

Bathroom wc:
UPVC window, bath with shower, low level wc, wash hand basin, part tiled and radiator.

Externally:
There is a garden to the front, a rear courtyard and a further large West facing garden.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS GAS
Broadband: NONE
Mobile Signal Coverage Blackspot: NO
Parking: ON STREET PARKING WITH OPPORTUNITY TO ADD OFF 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

RY00007248.VS.EW.04.09.2025.V.2.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 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

