



Grayling Way, Woodside Gardens, Ryton, NE40

£269,950 Offers in Region Of

MICHELLE ROPER
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Grayling Way

Woodside Gardens, Ryton, NE40

Looking for a property with that Move in Feel...

You'll love this 3 Bedroom Detached Family Home on the ever popular Woodside Gardens Estate, Ryton.

Situated within an enviable plot and benefitting from off street parking via block paved driveway along with well-maintained gardens to front and side

The property briefly comprises of Entrance Hallway, Lounge, Kitchen / Dining Room, Utility and WC to the ground floor. First floor offers Master Bedroom with en-suite shower room, Bedrooms 2 & 3 and Family Bathroom.

Cosmetically and aesthetically pleasing throughout, the current Vendors have created a beautiful home ready to move into.

Early viewing is highly recommended.

Price: £269,950 Offers in Region Of



Accommodation

Hallway

The Hallway is a welcoming space with a carpeted staircase ahead, to the right providing access to first floor accommodation. Immediately ahead is a conveniently situated WC. To the left we access the Lounge and to the right, Kitchen / Dining Room. The Hallway features a double radiator and wood floor underfoot.

Lounge 5.17 m x 3.00 m (4.14m into Bay)

Situated to the front of the property is the spacious Lounge. A double glazed bay window looks to side elevation. A further double glazed window enjoys views of the front aspect with single radiator beneath. The room features built in shelving to one wall and wood floor underfoot.



Accommodation

Kitchen / Dining Room 5.48 m x 2.84 m

Occupying the side of the property is the spacious Kitchen / Dining room. To the left is the Kitchen area, featuring a range of White wall and base units with complimentary chrome handles and marble effect work surfaces over-top. The Kitchen features integrated appliances including electric oven and gas hob with over-head extractor hood. A double glazed window looks to private garden, underneath which sits an inset stainless steel sink with chrome mixer tap. A door to the left provides convenient access to the Utility room.

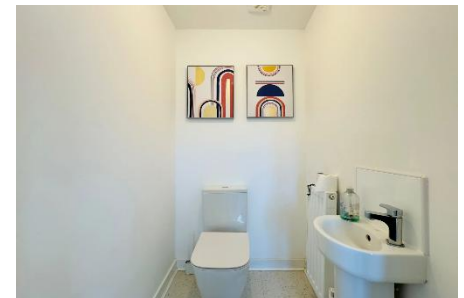
To the right is the Dining area enjoying space for a dining table, double glazed French doors lead to private garden. The room features a double glazed window to front elevation underneath which sits a single radiator and wood flooring underfoot creates a feeling of unity between the two zones.

Utility Room 1.92 m x 2.12 m

Off the Kitchen is the Utility room, plumbed for automatic washing machine. A double glazed door to the right provides access to garden, to the left is a spacious pantry style cupboard and the room features wood flooring underfoot.

WC 1.45 m x 1.11 m

Conveniently situated off the entrance Hallway is the WC. Comprising of a white two piece suite consisting of low level WC and pedestal wash hand basin. The room features a double radiator and tile effect cushioned flooring underfoot.



Accommodation

First Floor Landing

The First Floor Landing provides access to Master Bedroom, Bedrooms 2 & 3 and Family Bathroom. A double glazed window looks to rear elevation, underneath which sits a single radiator. A hatch above provides access to the loft. The landing features a storage cupboard and carpet underfoot.

Master Bedroom 2.69 m x 1.77 m (extending to 2.72 m x 4.27 m)

The Master Bedroom is a spacious double room with double glazed window to front elevation, underneath which sits a single radiator. Ahead a door provides access to an en-suite shower-room. The room is spacious and accommodating of free standing wardrobes and features carpet underfoot.

Ensuite Shower room 1.37 m x 2.02 m

The En-suite shower room consists of a three piece suite comprising of shower enclosure with sliding glass doors and power shower, low level WC and wall mounted hand wash basin. The room features a double glazed opaque window to front elevation and tile effect cushioned flooring underfoot.



Accommodation

Bedroom 2 3.28 m x 2.96 m

Bedroom 2 is situated to the front of the property. A double glazed window looks to front elevation underneath which sits a single radiator, the room features a built in robes and features carpet underfoot.

Bedroom 3 2.70 m x 2.45 m

Bedroom 3 is to the rear of the property. A double glazed window looks to side elevation underneath which sits a single radiator. The room features carpet underfoot

Bathroom 2.14 m x 1.70 m

The Bathroom consists of a white three piece suite comprising of panelled bath with chrome mixer tap, wall mounted wash hand basin and low level WC. A double glazed opaque window looks to side elevation and the room features a single radiator and tile effect cushioned flooring underfoot.

Externally

To the front of the property a central path leads us to the front entrance. The front is laid mainly to lawn with mature shrub border. To the side of the property is a block paved driveway.

To the side of the property is a private haven accessible via the Kitchen / Dining room. The garden is laid mainly to lawn with fenced boundary. The garden enjoys a paved patio area with pergola for outdoor dining.



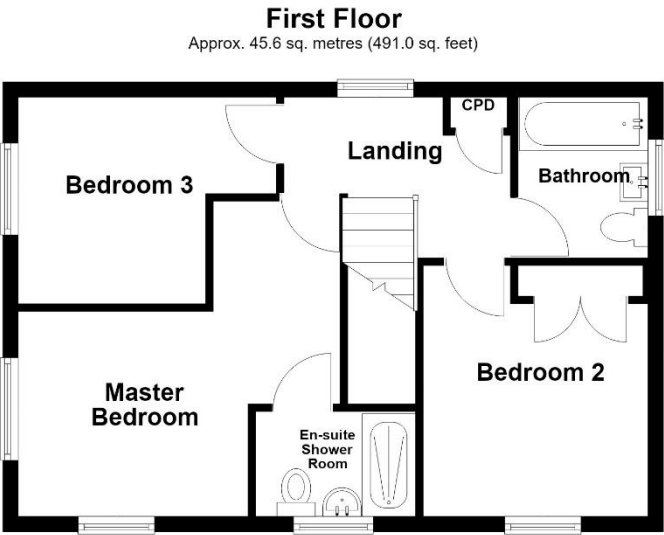
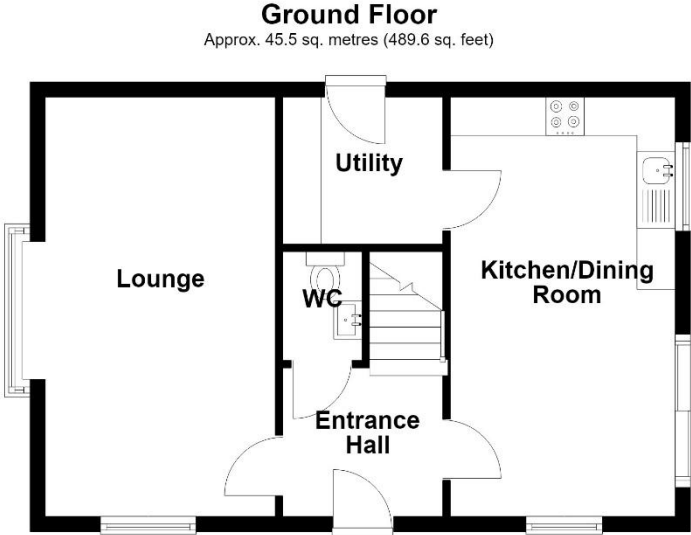
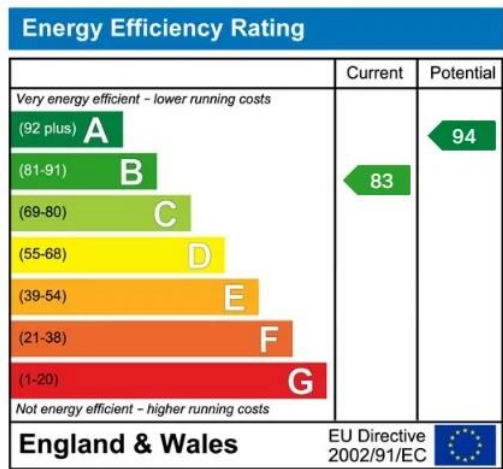
Floor Plan & EPC

Approximate Gross Internal Area

Ground Floor 45.5 sq.metres / 489.6 sq. feet

First Floor 45.6 sq. metres / 491.0 sq. feet

Total 91.1 sq. metres / 980.6 sq. feet



Total area: approx. 91.1 sq. metres (980.6 sq. feet)





For Sale
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Local Authority
Gateshead Borough Council

Council Tax
Band D

Tenure
Freehold

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