



Holburn Close | Ryton | NE40 3SA

£290,000



4



2



1

MODERN PRESENTATION

EXTENDED FAMILY HOME

FOUR BEDROOMS

SOUGHT AFTER LOCATION

OPEN PLAN KITCHEN

CUL DE SAC

PERFECT FOR FAMILIES

VIEWING ADVISED

RMS | Rook
Matthews
Sayer

READY TO VIEW NOW THIS BEAUTIFULLY PRESENTED, SIGNIFICANTLY EXTENDED, FOUR BEDROOM SEMI-DETACHED PROPERTY WOULD MAKE A FANTASTIC HOME FOR A GROWING FAMILY LOOKING TO MOVE TO THE AREA. WELL LOCATED ON THE ALWAYS SOUGHT AFTER HOLBURN CLOSE CUL-DE-SAC, THE PROPERTY IS MODERN AND NEUTRALLY PRESENTED THROUGHOUT AND COMPRISES BRIEFLY; ENTRANCE HALL, LOUNGE, OPEN PLAN KITCHEN AND DINING AREA, STAIRS TO THE FIRST FLOOR LANDING, FOUR GOOD SIZE BEDROOMS AND A FAMILY BATHROOM. EXTERNALLY THERE IS AN ENCLOSED GARDEN TO THE REAR WITH LAWN AND PATIO AREA AND A BLOCK PAVED DRIVEWAY LEADING TO THE SINGLE GARAGE TO THE FRONT. EARLY VIEWINGS ARE STRONGLY ADVISED.

The accommodation:

Hallway:

UPVC door, storage cupboard, stairs to first floor and radiator.

Lounge: 21'0" 6.40m x 13'0" 3.96m max

Double glazed window to the front, gas fire, two radiators and double doors to;

Kitchen: 19'8" 5.99m max x 16'6" 5.03m

Two double glazed windows, double glazed door, fitted with a range of matching wall and base units with work surfaces above incorporating double sink with drainer, gas cooker, extractor hood, plumbed for washing machine, integrated dishwasher, double doors to lounge, door to garage.

Dining Area: 8'11" 2.72m x 8'9" 2.67m

Double glazed French doors to the rear, Velux window and skylight.

First Floor Landing:

Loft access and storage cupboard.

Bedroom One: 12'8" 3.86m x 11'9" 3.58m

Double glazed window to the front and radiator.

Bedroom Two: 11'1" 3.38m x 8'8" 2.64m

Double glazed window to the rear and radiator.

Bedroom Three: 8'0" 2.44m x 7'4" 2.24m

Double glazed window to the front and radiator.

Bedroom Four: 15'0" 4.57m x 7'5" 2.26m max

Double glazed window to the front and rear, two radiators.

WC:

Low level push button wc, floating hand basin with mixer taps.

Bathroom:

Double glazed window to the rear, panelled bath with mixer taps, shower cubicle, low level push button wc, pedestal wash hand basin with mixer taps, storage cupboard, extractor fan and heated towel rail.

Externally:

To the rear of the property there is an enclosed garden with patio area. To the front 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 TO CABINET

Mobile Signal Coverage Blackspot: No

Parking: DRIVEWAY

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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 1964

Ground Rent: £15 per annum

COUNCIL TAX BAND: C

EPC RATING: C

RY00007382.DG.EW.29.06.2026.V.1.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

T: 0191 4131313

ryton@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



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

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.



T: 0191 4131313

ryton@rmsestateagents.co.uk

RMS | Rook Matthews Sayer