Holburn Close | Ryton | NE40 3SA

£260,000

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 radiato0r.

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

Agents Note:
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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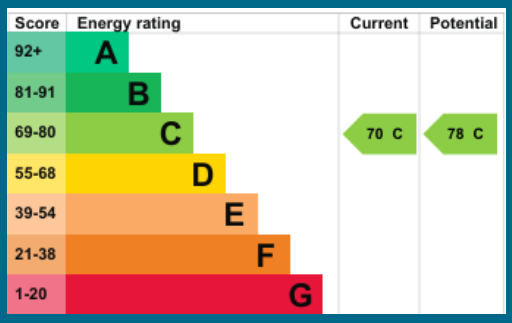

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

The Property Ombudsman

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