

Grayling Way | Ryton | NE40 3DA

£230,000

3 1 2

SEMI DETACHED HOUSE

THREE BEDROOMS

IMMACULATE

BRIGHT RECEPTION

EN SUITE TO MASTER

PARKING FOR 2 CARS

REAR GARDEN

NO CHAIN

RMS | Rook Matthews Sayer

A FANTASTIC BELLWAY-BUILT SEMI-DETACHED HOUSE IS FOR SALE IN RYTON, OFFERING AN IMMACULATE INTERIOR AND PRACTICAL LAYOUT SUITED TO MODERN LIVING.

THE GROUND FLOOR FEATURES A BRIGHT RECEPTION ROOM PROVIDING A COMFORTABLE MAIN LIVING AREA, LEADING THROUGH TO A WELL-PLANNED KITCHEN/DINER. THIS ARRANGEMENT OFFERS A DEFINED SPACE FOR COOKING AND DINING, WITH DIRECT ACCESS TOWARDS THE REAR GARDEN.

UPSTAIRS, THERE ARE TWO DOUBLE BEDROOMS AND ONE SINGLE BEDROOM, PROVIDING FLEXIBILITY FOR FAMILY LIVING, GUESTS OR HOME WORKING. BEDROOM ONE BENEFITS FROM ITS OWN ENSUITE, COMPLEMENTING THE MAIN FAMILY BATHROOM AND ADDING CONVENIENCE FOR EVERYDAY USE.

EXTERNALLY, THE PROPERTY INCLUDES OFF-STREET PARKING FOR TWO CARS. THE SOUTHERLY FACING REAR GARDEN PROVIDES AN OUTDOOR SPACE WITH GOOD NATURAL LIGHT, SUITABLE FOR SITTING OUT OR FAMILY TIME.

RYTON IS A POPULAR VILLAGE ON THE WESTERN EDGE OF TYNESIDE, WITH A TRADITIONAL CENTRE OFFERING LOCAL SHOPS, CAFÉS AND EVERYDAY AMENITIES. NEARBY GREEN SPACES, INCLUDING ACCESS TO THE TYNE VALLEY AND LOCAL PARKS, PROVIDE OPPORTUNITIES FOR WALKING AND RECREATION.

PUBLIC TRANSPORT LINKS INCLUDE REGULAR BUS SERVICES TOWARDS NEWCASTLE AND SURROUNDING AREAS. RAIL CONNECTIONS ARE AVAILABLE FROM BLAYDON AND WYLAM STATIONS, BOTH REACHABLE BY A SHORT DRIVE, OFFERING ROUTES INTO NEWCASTLE IN AROUND 10–15 MINUTES AND FURTHER AFIELD ACROSS THE REGION. ROAD LINKS VIA THE A695 CONNECT EFFICIENTLY TO THE A1 AND WIDER TYNESIDE, MAKING THE PROPERTY WELL PLACED FOR COMMUTING.

The accommodation:

Hallway:
Composite door to the front and radiator.

WC:
Push button wc, floating wash hand basin, extractor fan and radiator.

Lounge: 16'10" 5.14m x 12'10" 3.90m
Double glazed UPVC window to the front, under stairs storage cupboard and radiator.

Kitchen/Diner: 15'8" 4.78m x 10'10" 3.29m
Double glazed UPVC window to the rear, double glazed French doors to the rear, fitted with a range of matching wall and base units with work surfaces above incorporating double sink with drainer, integrated electric oven, integrated dishwasher, integrated fridge freezer, plumbed for washing machine and radiator.

First Floor Landing:
Loft access.

Bedroom One: 11'0" 3.36m x 10'10" 3.29m
Double glazed UPVC window to the rear, storage cupboard and radiator.

En Suite:
Double glazed UPVC window to the side, shower cubicle, built in push button wc, pedestal wash hand basin and heated towel rail.

Bedroom Two: 10'2" 3.09m x 8'3" 2.52m
Double glazed UPVC window to the front and radiator.

Bedroom Three: 7'1" 2.17m x 6'8" 2.04m
Double glazed UPVC window to the front and radiator.

Bathroom wc:
Double glazed UPVC window to the side, paneled bath, built in push button wc, pedestal wash hand basin and extractor fan.

Externally:
There is a South facing rear garden and to the front off street parking for two cars.

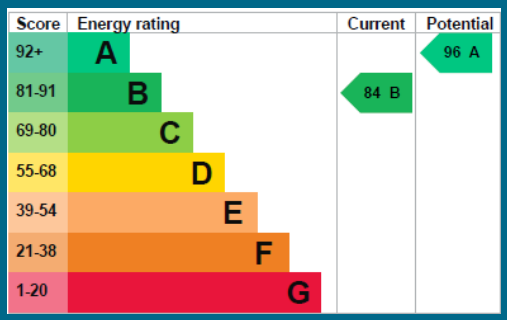
PRIMARY SERVICES SUPPLY
Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: FIBRE TO PREMISES
Mobile Signal Coverage Blackspot: No
Parking: STREET

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
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: C
EPC RATING: B

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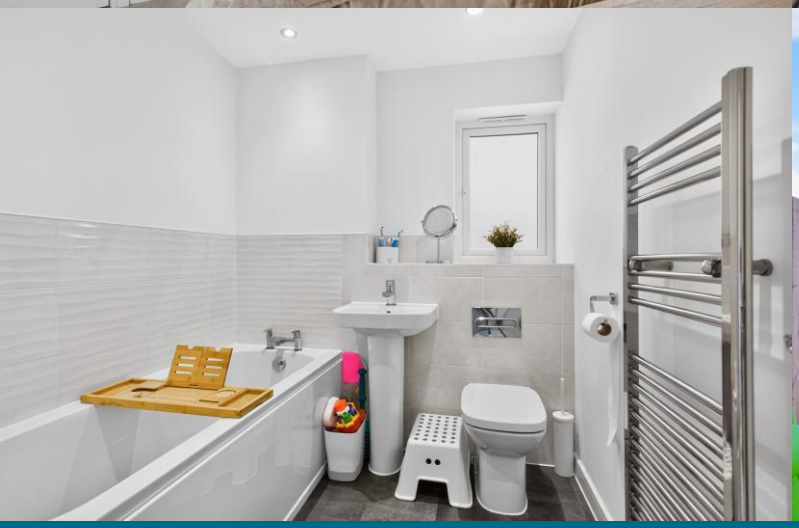


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The Property Ombudsman

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