



Lime Grove, Ryton, Tyne And Wear, NE40 3RH

*****CHAIN FREE***** This two bedroom semi offers an excellent opportunity for buyers looking to put their own stamp on a home. In need of updating, the property provides plenty of scope for modernisation and improvement to tailor it to your own taste. The ground floor comprises of a lounge, kitchen and separate utility room. Upstairs, there are two bedrooms, a W/C and separate bathroom. Externally, the property benefits from a private driveway and gardens to the front, side and rear, providing valuable outdoor space and potential for landscaping. With its generous outside space, practical layout and scope for improvement, this property is ideal for buyers seeking a project or those looking to add value through modernisation. EPC rating D.

*****CHAIN FREE*****

Close to Ryton Village

Semi Detached Home

Driveway

Two Double Bedrooms

EPC Rating D

Offers Over £140,000

Lounge 15' 9" x 11' 1" (4.81m x 3.37m) Max

Feature fireplace

Kitchen 12' 2" x 8' 3" (3.70m x 2.52m) Max

Fitted with a range of wall and base units and space for white goods.

Utility Room 7' 9" x 7' 1" (2.35m x 2.15m)

Space for freestanding appliances

Bedroom 1 12' 3" x 11' 1" (3.74m x 3.37m) Max

Bedroom 2 11' 11" x 8' 6" (3.63m x 2.58m) Max

W/C 5' 6" x 3' 3" (1.68m x 0.98m)

W/C

Bathroom 6' 1" x 5' 6" (1.85m x 1.67m)

Hand basin and bath with shower over

Externally

Driveway and off street parking available. Small lawned area to front garden, lawned side garden and rear yard.

Additional Information

Council tax band: A EPC Rating D. We understand this property is freehold. Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/> Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

Important note to purchasers

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.

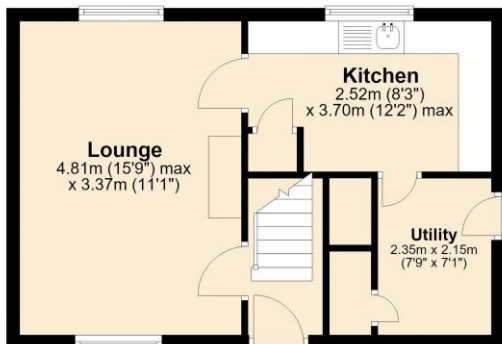




Floorplan

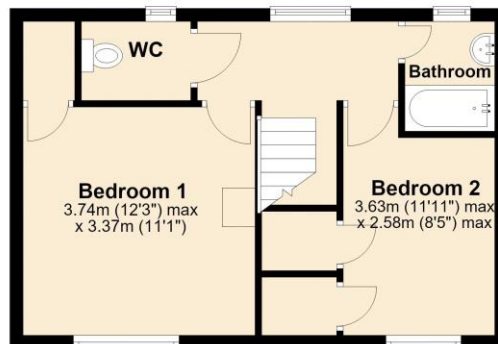
Ground Floor

Approx. 36.2 sq. metres (389.4 sq. feet)



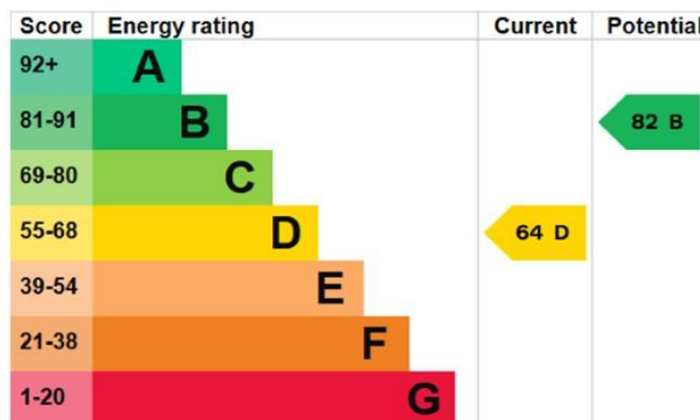
First Floor

Approx. 34.5 sq. metres (371.4 sq. feet)



Total area: approx. 70.7 sq. metres (760.9 sq. feet)

EPC Graph (full EPC available on request)



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