



Skylark Grove, Ryton, Tyne and Wear, NE40 3FH

Living Local is delighted to welcome this beautifully presented modern home, ideally situated on the popular Woodside Gardens development in Ryton. The property offers a bright and welcoming lounge, alongside a stylish open plan kitchen/dining area with patio doors leading to a private, low maintenance enclosed garden, perfect for relaxing or entertaining. The ground floor also benefits from a convenient WC and useful under stairs storage. Upstairs, there are two generous double bedrooms, with the main bedroom featuring an en-suite, as well as a contemporary family bathroom. Conveniently located close to local village amenities, well regarded schools and excellent transport links, this superb home is ideal for a range of buyers looking to make Ryton home. EPC Rating B.



*****BEAUTIFULLY PRESENTED*****

TWO BATHROOMS

END TERRACE HOME

EASY TO MAINTAIN GARDEN

TWO DOUBLE BEDROOMS

EPC RATING B

Offers in the Region Of £210,000

Lounge 13' 2" x 11' 10" (4.02m x 3.61m) Max

A well lit lounge with outlook to the driveway and surrounding street.

Kitchen/Diner 15' 4" x 8' 4" (4.68m x 2.53m) Max

A lovely open plan kitchen/diner fitted with a range of wall and base units for storage and space for white goods. Patio door access to the rear garden ideal for entertaining.

W/C 6' 2" x 4' 5" (1.88m x 1.35m)

A spacious access W/C and Wash basin.

Bedroom 1 11' 11" x 11' 10" (3.63m x 3.60m) Max

The main bedroom benefits from its own modern white suite shower room.

En-Suite 6' 1" x 6' 0" (1.86m x 1.84m)

Features a white suite walk in shower, W/C and wash basin.

Bedroom 2 15' 5" x 8' 3" (4.69m x 2.52m) Max

Benefits from built in wardrobe space both sides of the room with pleasant outlook to the rear garden.

Main Bathroom 7' 1" x 6' 4" (2.15m x 1.93m)

Fitted with a white suite bath, W/C and wash basin.

Externally

There is a paved driveway with dropped curb to the front of the property with access via patio doors and side gated access from the home to an enclosed easy to maintain garden with both lawn and patio areas for entertaining.

Additional Information

Council tax band A. EPC Rating B. We understand this property is freehold. The vendor has notified us there is going to be an estate charge, but it has not been charged as yet as the estate is not complete. 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 aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

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.

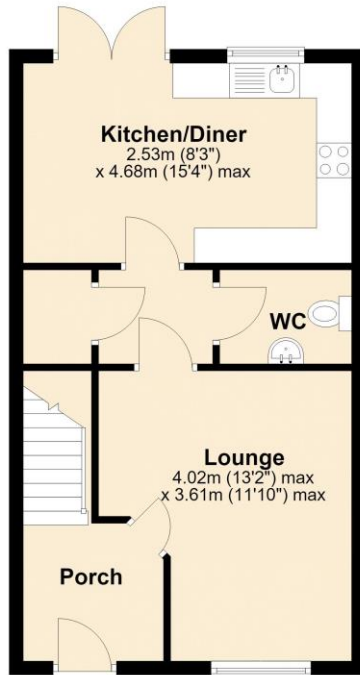




Floorplan

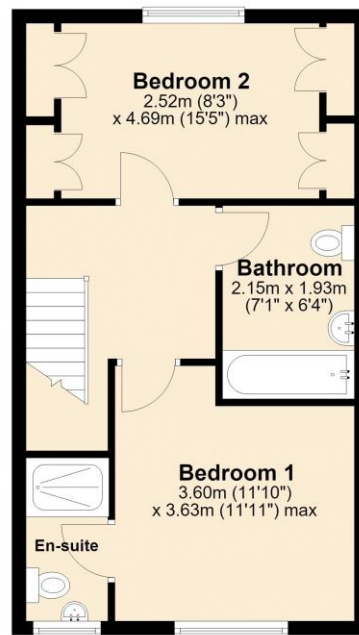
Ground Floor

Approx. 40.2 sq. metres (432.7 sq. feet)



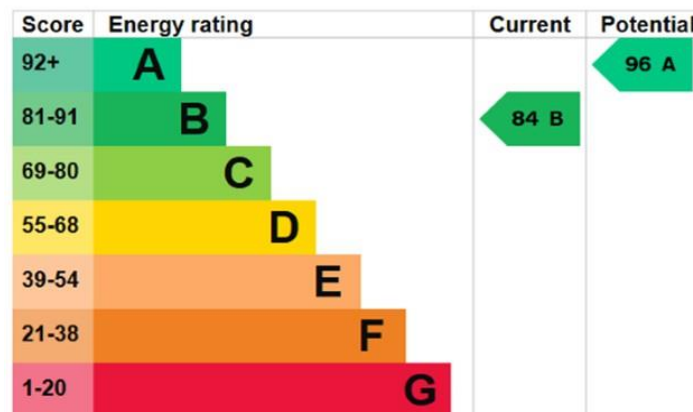
First Floor

Approx. 40.5 sq. metres (436.1 sq. feet)



Total area: approx. 80.7 sq. metres (868.8 sq. feet)

EPC Graph (full EPC available on request)



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