



Inleborough Drive, Ryton, Tyne And Wear, NE40 3NP

*****CHAIN FREE***** We are delighted to bring to the market this lovely three bedroom mid terrace family home, situated on Inleborough Drive, Ryton. The ground floor briefly comprises a welcoming lounge/dining room with patio access to the enclosed rear garden, ideal for entertaining, a useful under stairs storage area, kitchen and W/C. To the first floor are three well proportioned bedrooms and a family bathroom. This fantastic home is not to be missed and is sure to appeal to a wide range of buyers looking to make Ryton their home. Awaiting EPC.



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

Garden

Well Presented Terrace Home

Cul De Sac Location

Three Bedrooms

Awaiting EPC

Offers Over £105,000

Lounge/Dining Area 17' 5" x 15' 7" (5.31m x 4.75m)

Open plan lounge/dining area.

Kitchen 11' 11" x 9' 1" (3.63m x 2.78m)

Fitted with a range of wall and base units for storage, space for white goods and integrated oven/hob.

W/C 5' 2" x 3' 9" (1.57m x 1.14m)

W/C and Wash Basin.

Bedroom 1 13' 7" x 9' 0" (4.14m x 2.74m) Max

Benefits from a built in mirrored wardrobe.

Bedroom 2 11' 6" x 9' 9" (3.50m x 2.98m) Max

Built in cupboard for additional storage.

Bedroom 3 9' 6" x 6' 7" (2.89m x 2.01m)

Bathroom 6' 5" x 5' 7" (1.96m x 1.69m)

Bath, overhead Shower, W/C and Wash Basin.

Externally

Externally this lovely home benefits from street parking within a quiet cul de sac. With an enclosed garden to the rear and public grass areas surrounding makes this an ideal purchase for a wide range of buyers.

Additional Information

Council tax band: A We understand this property is freehold. However the vendor has advised they pay a £40 pcm estate charge. Awaiting EPC. The vendor has noted the property is of none standard construction (Wimpey No Fines) and all buyers would be wise to make their financial advisers aware to enable placement with a suitable lender. 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.

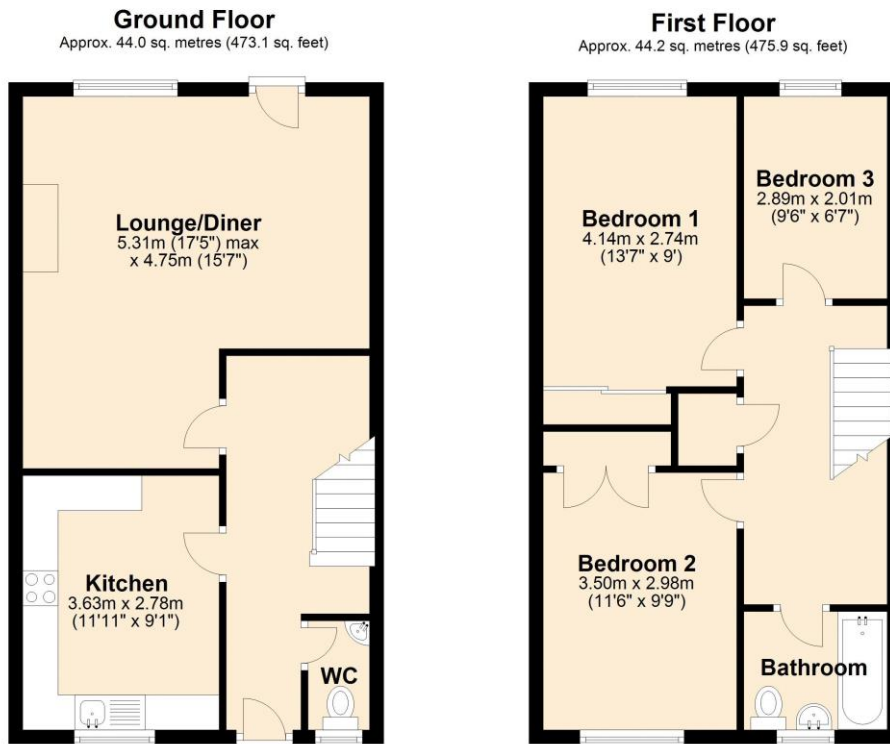
Important Note To Purchasers

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



Total area: approx. 88.2 sq. metres (949.0 sq. feet)

EPC Graph (full EPC available on request)

For more information please call **0191 414 1200** or email **info@livinglocalhomes.co.uk**

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