



Dene Crescent | Ryton | NE40 3RY

OIEO £230,000



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SPACIOUS DORMER

KITCHEN DINER

LOG BURNER

GROUND FLOOR SHOWER

DRIVEWAY

GARAGE

NO ONWARD CHAIN

ENCLOSED REAR GARDEN

RMS | Rook
Matthews
Sayer

THIS THREE-BEDROOM SEMI-DETACHED HOUSE IS FOR SALE IN RYTON, OFFERING ACCOMMODATION IN GOOD CONDITION AND LOCATED WITHIN REACH OF LOCAL AMENITIES AND TRANSPORT LINKS.

THE GROUND FLOOR INCLUDES A RECEPTION ROOM WITH LARGE WINDOWS AND A LOG BURNER, PROVIDING A CENTRAL LIVING SPACE. THE KITCHEN BENEFITS FROM NATURAL LIGHT, INCORPORATES A DEFINED DINING AREA AND OFFERS DIRECT ACCESS TO THE ENCLOSED REAR GARDEN. ALSO ON THE GROUND FLOOR IS A DOWNSTAIRS SHOWER ROOM. UPSTAIRS, THERE ARE THREE DOUBLE BEDROOMS; THE MAIN BEDROOM FEATURES A WALK-IN WARDROBE. A RECENTLY UPDATED BATHROOM SERVES THE FIRST FLOOR. EXTERNALLY, THE PROPERTY INCLUDES A GARAGE AND DRIVEWAY, ALONG WITH AN ENCLOSED REAR GARDEN.

RYTON BENEFITS FROM A TRADITIONAL VILLAGE-STYLE CENTRE WITH LOCAL SHOPS, CAFÉS AND EVERYDAY SERVICES. RYTON WILLOWS AND RIVERSIDE WALKS ALONG THE TYNE ARE WITHIN EASY REACH, OFFERING GREEN SPACE FOR WALKING AND RECREATION. THERE ARE SEVERAL PRIMARY AND SECONDARY SCHOOLS IN THE WIDER RYTON AND TYNE VALLEY AREA, MAKING THE LOCATION SUITABLE FOR FAMILIES.

PUBLIC TRANSPORT LINKS ARE AVAILABLE VIA LOCAL BUS SERVICES CONNECTING RYTON WITH NEWCASTLE UPON TYNE, GATESHEAD AND THE WIDER TYNE VALLEY. NEARBY RAILWAY STATIONS AT BLAYDON AND WYLAM PROVIDE SERVICES TOWARDS NEWCASTLE AND HEXHAM, WITH JOURNEY TIMES TO NEWCASTLE CENTRAL STATION TYPICALLY AROUND 15-20 MINUTES FROM THESE STATIONS BY TRAIN. ROAD LINKS VIA THE A695 AND A1 PROVIDE ACCESS ACROSS TYNESIDE AND BEYOND.

The accommodation:

Entrance:

Composite door, under stairs storage, Karndean flooring and radiator.

Shower Room:

UPVC window, shower, vanity wash hand basin, low level wc, fully tiled and heated towel rail.

Lounge: 20'0" 6.07m x 11'5" 3.48m

UPVC window, log burner, Karndean flooring and two radiators.

Kitchen/Diner: 20'0" 6.07m x 9'8" 2.95m

UPVC window and UPVC door to the garden, fitted with a range of matching wall and base units with work surfaces above incorporating sink with drainer, electric hob and oven, integrated dishwasher, Breakfast bar, dining space, access to garage and radiator.

First Floor Landing:

Loft access.

Bedroom One: 14'0" 4.27m x 11'11" 3.63m

UPVC window, walk in wardrobe and radiator.

Bedroom Two: 11'0" 3.35m x 9'11" 3.02m

UPVC window and radiator.

Bedroom Three: 9'11" 3.02m x 8'10" 2.69m

UPVC window and radiator.

Bathroom:

UPVC window, bath with shower, low level wc, vanity wash hand basin, part tiled and heated towel rail.

Externally:

To the front of the property there is a low maintenance garden with a driveway providing off street parking leading to a garage. To the rear there is an enclosed lawned garden with patio and decked area.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE TO PREMISES

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: £7.50 every 6 months

COUNCIL TAX BAND: C

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

T: 0191 4131313

ryton@rmsestateagents.co.uk

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