



Dene Crescent Ryton

- Semi Detached Bungalow
- Two Bedrooms
- Modern Kitchen
- Garden & Driveway
- No Onward Chain

OIEO £ 220,000



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57 Dene Crescent

Ryton, NE40 3RY

A WELL PRESENTED BUNGALOW ON THE POPULAR DENE CRESCENT AVAILABLE WITH NO ONWARD CHAIN. THE PROPERTY COMPRISES OF ENTRANCE HALL, SEPARATE WC/CLOAKS, MODERN KITCHEN WITH SOME INTEGRATED APPLIANCES, LARGE LIVING ROOM WITH DOOR LEADING ON TO THE REAR GARDEN. TWO DOUBLE BEDROOMS THE MASTER WITH FITTED WARDROBES. BATHROOM WITH WET ROOM STYLE SHOWER, AND SEPARATE BATH. THE PROPERTY ALSO OFFERS AMPLE STORAGE. THERE ARE GARDENS TO BOTH FRONT AND REAR AND A DOUBLE DRIVEWAY TO THE FRONT.

The accommodation:

Entrance:

Composite door to the front, large storage cupboard and radiator.

WC:

UPVC window, low level wc, pedestal wash hand basin and radiator.

Kitchen: 15'6" 4.72m x 10'4" 3.15m

UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit with drainer, integrated gas hob, oven and grill, integrated fridge, integrated freezer and radiator.

Lounge: 20'11" 6.38m x 12'0" 3.66m

UPVC window and doors to the garden, gas fire with surround and two radiators.

Bedroom One: 13'6" 4.12m x 11'9" 3.58m

UPVC window, fitted wardrobes with matching drawers and radiator.

Bedroom Two: 10'8" 3.25m x 10'5" 3.18m

UPVC Window and radiator.

Bathroom:

UPVC window, bath with shower attachment, wet room area with shower, low level wc, vanity wash hand basin and radiator.

Externally:

To the rear of the property there is an enclosed lawned garden with decked area. To the front a double driveway providing off street parking.

N.B. Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an associate of an employee of Rook Matthews Sayer.

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: D

RY00006505/V5/EW/31.07.2023/V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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