



Grange Road Ryton

- End Terrace House
- Three Bedrooms
- Kitchen Diner
- Front & Rear Gardens
- Driveway

£300,000



ROOK
MATTHEWS
SAYER

0191 413 1313
2 Grange Road, Ryton, NE40 3LT

www.rookmatthewssayer.co.uk
ryton@rmsestateagents.co.uk

9 Grange Road

Ryton, NE40 3LU

THIS BEAUTIFULLY PRESENTED END TERRACE HOME WHICH IS SPLIT OVER THREE LEVELS IS NEW TO THE MARKET AND SIMPLY MUST BE VIEWED TO BE APPRECIATED. THE PROPERTY COMPRISES OF WELCOMING ENTRANCE HALL WHICH IS SEMI OPEN PLAN TO A BRIGHT AND AIRY LIVING ROOM WITH DUAL ASPECT WINDOWS. THERE IS A STAIRCASE LEADING TO THE GROUND FLOOR WHICH HAS BEEN CONVERTED IN TO A FANTASTIC KITCHEN/DINING AREA WITH FRENCH DOORS LEADING ON TO THE REAR GARDEN. ON THIS LEVEL THERE IS ALSO A DISABLED ACCESSIBLE SHOWER ROOM. ON THE TOP FLOOR THERE ARE TWO DOUBLE BEDROOMS BOTH WITH FITTED STORAGE AND A FURTHER GOOD SIZED SINGLE BEDROOM. ON THIS LEVEL THERE IS ALSO A FAMILY BATHROOM WITH A STUNNING FREE STANDING BATH. EXTERNALLY THERE IS A PLEASANT GARDEN TO THE FRONT, LOW MAINTENANCE GARDEN TO THE REAR WITH A LARGE SHED ALONG WITH PARKING SPACES FOR TWO CARS.

Entrance:

Composite door to the front, alarm, solid wood floor, radiator and semi open plan to;

Lounge:

20'11" 6.38m x 12'10" 3.91m into alcove

Two UPVC windows, solid wood floor and two radiators.

Stairs to Ground Floor:

Kitchen/Diner:

20'4" 6.20m x 11'4" 3.45m

UPVC French door to the rear, UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating sink and drainer, tiled splash backs, Range cooker, integrated dishwasher, integrated freezer, cupboard for washing machine, tiled floor and radiator.

Wet Room:

Wall mounted shower, fully clad, low level wc an heated towel rail.

First Floor Landing:

UPVC window, loft access and solid wood floor.

Bedroom One:

11'8" 3.56m x 10'8" 3.25m plus robes

UPVC window, fitted wardrobes, storage cupboard, solid wood floor and radiator.

Bedroom Two:

8'11" 2.72m x 8'6" 2.59m plus robes

UPVC window, fitted wardrobes, solid wood floor and radiator.

Bedroom Three:

8'1" 2.46m x 7'8" 2.33m

UPVC window, solid wood floor and radiator.

Bathroom wc:

UPVC window, free standing bath and shower, low level wc, wash hand basin, tiled walls, tiled floor and heated towel rail.

Externally:

To the front of the property there is a garden. To the rear there is a paved garden with shed and driveway parking for two cars.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

ACCESSIBILITY

This property has accessibility adaptations

- E.g. Wet room to ground floor

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

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: C

RY00006693.VS.EW.31.01.2024.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	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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