



Heddon View

Ryton

- Semi Detached House
- Two Bedrooms
- Front & Rear Gardens
- Street Parking
- Viewing Essential

OIEO £ 110,000



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

ROOK
MATTHEWS
SAYER

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

58 Heddon View

Ryton, NE40 3JB

THIS CHARMING 2-BEDROOM HOUSE IS NOW AVAILABLE FOR SALE, MAKING IT THE PERFECT OPPORTUNITY FOR FIRST-TIME BUYERS LOOKING TO SETTLE DOWN IN A POPULAR LOCATION. AS YOU STEP INSIDE, YOU'LL IMMEDIATELY NOTICE THE COZY AND INVITING ATMOSPHERE THAT THIS HOME EXUDES. THE OPEN-PLAN KITCHEN DINER PROVIDES A WONDERFUL SPACE FOR ENTERTAINING GUESTS OR ENJOYING FAMILY MEALS TOGETHER. THE PROPERTY BOASTS TWO DOUBLE BEDROOMS. WHETHER YOU'RE LOOKING TO CREATE A PEACEFUL SANCTUARY OR A STYLISH HOME OFFICE, THESE VERSATILE ROOMS PROVIDE ENDLESS POSSIBILITIES. ONE OF THE STANDOUT FEATURES OF THIS HOUSE IS ITS SOUTH-FACING LOW MAINTENANCE GARDEN. IMAGINE BASKING IN THE SUNLIGHT AS YOU SIP YOUR MORNING COFFEE OR HOSTING SUMMER BARBECUES WITH FRIENDS AND FAMILY. THIS OUTDOOR SPACE TRULY ALLOWS YOU TO MAKE THE MOST OF THOSE WARM SUMMER DAYS. LOCATED IN A SOUGHT-AFTER AREA, THIS PROPERTY OFFERS CONVENIENT ACCESS TO LOCAL AMENITIES, SCHOOLS, AND TRANSPORTATION OPTIONS. WHETHER YOU'RE COMMUTING TO WORK OR EXPLORING THE SURROUNDING AREAS, YOU'LL FIND EVERYTHING WITHIN EASY REACH.

DON'T MISS OUT ON THIS FANTASTIC OPPORTUNITY TO OWN A DELIGHTFUL HOME IN A POPULAR LOCATION. CONTACT US TODAY TO ARRANGE A VIEWING

The accommodation:

Entrance:
UPVC door to the front and radiator.

Lounge: 14'0" 4.27m max x 12'10" 3.91m
UPVC window, gas fire with surround and radiator.

Kitchen: 17'6" 5.33m x 9'1" 2.77m
Two UPVC windows, UPVC door to the garden, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl stainless steel sink unit and drainer, integrated gas hob, electric oven, plumbed for washing machine, pantry and radiator.

First Floor Landing:
UPVC window, storage and loft access.

Bedroom One: 12'3" 3.73m x 10'6" 3.20m
UPVC window, fitted wardrobes. storage and radiator.

Bedroom Two: 9'2" 2.79m x 8'9" 2.67m plus radiator
UPVC window, storage and radiator.

Bathroom wc:
Two UPVC windows, bath with shower, low level wc, pedestal wash hand basin, fully tiled and radiator.

Externally:
There is a lawned garden to the front and a paved garden to the rear with fenced boundaries.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: SATELLITE
Mobile Signal AVERAGE
Parking: STREET PARKING

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: A

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 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.

16 Branches across the North-East

