



## King Edward Road Ryton

- End Terrace House
- Four Bedrooms
- Three Reception Rooms
- En Suite
- Front Garden & Rear Yard

**£ 210,000**



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

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[ryton@rmsestateagents.co.uk](mailto:ryton@rmsestateagents.co.uk)

# 1 King Edward Road

Ryton, NE40 3EJ

THIS SURPRISINGLY LARGE EXTENDED END TERRACE HOME IS AVAILABLE IN A POPULAR LOCATION. THE PROPERTY OFFERS SPACIOUS ROOMS THROUGHOUT AND IS VERY WELL PRESENTED. COMPRISING OF ENTRANCE PORCH TO FRONT, OPEN PLAN LIVING AND DINING ROOM WITH LOG BURNING STOVE. THERE IS A SEPARATE LIVING ROOM WHICH COULD BE USED AS AN OFFICE WHICH HAS AN ATTRACTIVE INGLENOOK FIREPLACE. THE KITCHEN IS SHAKER STYLE AND MAKES VERY GOOD USE OF THE SPACE. THERE IS A SEPARATE UTILITY ROOM AND DOWNSTAIRS WC. UPSTAIRS THERE ARE FOUR DOUBLE BEDROOMS, THE MASTER WITH EN SUITE SHOWER ROOM AND A FAMILY BATHROOM WITH FREE STANDING BATH. EXTERNALLY THERE IS A GARDEN TO THE FRONT AND ENCLOSED REAR YARD WHICH COULD BE USED FOR OFF STREET PARKING. CALL US NOW TO ARRANGE A VIEWING AND AVOID DISAPPOINTMENT.

**Entrance:**

UPVC porch to the front and door to;

Lounge: 18'2" 5.53m into alcove x 14'1" 4.29m

UPVC window to the front, exposed brick, Inglebrook fireplace, log burner, open plant o;

Dining Room: 12'7" 3.84m x 11'9" 3.58m abnormal shape

UPVC window and radiator.

Snug: 12'2" 3.71m x 11'1" 3.38m

UPVC window, stone Inglebrook and radiator.

Kitchen: 15'7" 4.75m x 9'1" 2.77m max

UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating double porcelain sink, integrated ceramic hob, electric oven and grill, plumbed for washing machine, plumbed for dishwasher and radiator.

**Utility Room:**

Wooden door, understairs storage, fitted with wall and base units and radiator.

**WC:**

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

**First Floor Landing:**

Loft access.

Bedroom One: 12'0" 3.66m x 11'5" 3.48m into alcove

UPVC window, fireplace and radiator.

**En Suite:**

Large walk in shower, low level wc, vanity wash hand basin, part tiled and heated towel rail.

Bedroom Two: 11'11" 3.33m x 11'11" 3.63m abnormal shape

Two UPVC windows and radiator.

Bedroom Three: 12'0" 3.66m x 11'2" 3.40m

UPVC window and radiator.

Bedroom Four: 10'3" 3.12m x 9'8" 2.95m max

UPVC window and radiator.

**Bathroom wc:**

Two UPVC windows, free standing bath, large shower cubicle, his and hers vanity wash hand basins, low level wc and radiator.

**Externally:**

To the front of the property there is a lawned garden with a decked area. To the rear there is an enclosed yard.

**PRIMARY SERVICES SUPPLY**

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal / Coverage: AVERAGE

Parking: NO 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.

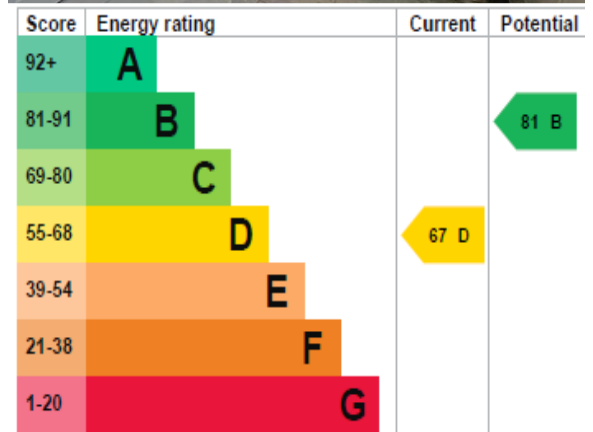
**TENURE**

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:** B

**EPC RATING:** D

RY00005822.V5.EW.02.01.2024.V.1.



**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

