



## Skylark Grove

Ryton

- Semi Detached House
- Three Bedrooms
- Kitchen Diner
- En Suite to Master Bedroom
- Gardens & Double Driveway

**OIEO £ 215,000**



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ROOK  
MATTHEWS  
SAYER

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# 56 Skylark Grove

Ryton, NE40 3FH

SITUATED ON THE SOUGHT AFTER NEW DEVELOPMENT OF WOODSIDE GARDENS, RYTON, THIS PROPERTY COMES WITH UPGRADES FROM THE STANDARD BUILDERS SPECIFICATION AND IS VERY WELL PRESENTED. COMPRISING OF ENTRANCE HALL LEADING TO A LIVING ROOM AND THE A STYLISH KITCHEN DINER. THERE IS ALSO A DOWNSTAIRS WC. UPSTAIRS THERE ARE TWO DOUBLE BEDROOMS, THE MASTER WITH AN EN-SUITE SHOWER ROOM AND FITTED WARDROBES, A LARGE SINGLE BEDROOM AGAIN WITH FITTED WARDROBES AND FAMILY BATHROOM WITH SHOWER OVER THE BATH. EXTERNALLY THERE ARE TWO PARKING SPACES TO THE FRONT OF THE PROPERTY AND TO THE REAR A LARGE GARDEN WITH PATIO, LAWN AND BORDERS. CALL NOW TO ARRANGE A VIEWING AND AVOID DISAPPOINTMENT.

#### Entrance:

Composite door to the front and radiator.

Lounge: 13'11" 4.24m x 12'1" 3.68m

UPVC window and radiator.

#### WC:

Low level wc, pedestal wash hand basin and radiator.

#### Kitchen Diner:

UPVC window and French doors, fitted with a range of matching high gloss wall and base units with work surfaces above incorporating sink and drainer, integrated gas hob, electric oven, fridge freezer, washing machine and under stairs storage.

#### First Floor Landing:

Radiator.

Bedroom One: 10'2" 3.10m plus robes x 9'3" 2.82m plus radiator

UPVC window, fitted wardrobes and radiator.

#### En Suite:

UPVC window, shower, low level wc, pedestal wash hand basin and heated towel rail.

Bedroom Two: 10'9" 3.28m x 8'7" 2.62m

UPVC window and radiator.

Bedroom Three: 9'8" 2.95m plus robes x 6'7" 2.00m

UPVC window, fitted wardrobes and radiator.

#### Bathroom wc:

Bath with shower over, low level wc, pedestal wash hand basin and heated towel rail.

#### Externally:

To the rear of the property there is an enclosed lawned garden with patio and shed.

To the front there is a double driveway providing off street parking.

#### 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: B

#### Agents Note:

The land registry title has yet to be updated with the vendors details. Please ask branch for more details.

RY00006629/VS/EW/22.11.2023/V.1.



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	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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