



St Marys Terrace

Ryton

This charming period property is available on the much sought after St Mary's Terrace on Barmoor Lane. The property offers spacious rooms, period features and stunning views over the Tyne Valley. You enter the property in to a spacious and welcoming hallway, there is a good sized living room to the front of the property, a separate dining room and a modern fitted kitchen with Range style cooker. On the first floor the master bedroom boasts a large floor space, fitted wardrobes and En-suite shower room. There is a second double bedroom on this level with far reaching views. The bathroom is super stylish, with his and hers sinks, large free standing back and walk in shower cubicle. On the second floor there are two further double bedrooms, both with sky lights. Externally there is an enclosed garden to the front, a pleasant rear yard, parking space and detached garage. There is also a very large rear garden with lawn, gravelled seating area and recently fitted composite decking, the perfect spot to enjoy the fantastic views. This property simply must be viewed, call us now to arrange a viewing and avoid disappointment.

Offers in Excess of **£375,000**

ROOK
MATTHEWS
SAYER

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

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

21 St Marys Terrace Ryton, NE40 3AL

THIS CHARMING PERIOD PROPERTY IS AVAILABLE ON THE MUCH SOUGHT AFTER ST MARY'S TERRACE ON BARMOOR LANE. THE PROPERTY OFFERS SPACIOUS ROOMS, PERIOD FEATURES AND STUNNING VIEWS OVER THE TYNE VALLEY. YOU ENTER THE PROPERTY IN TO A SPACIOUS AND WELCOMING HALLWAY, THERE IS A GOOD SIZED LIVING ROOM TO THE FRONT OF THE PROPERTY, A SEPARATE DINING ROOM AND A MODERN FITTED KITCHEN WITH RANGE STYLE COOKER. ON THE FIRST FLOOR THE MASTER BEDROOM BOASTS A LARGE FLOOR SPACE, FITTED WARDROBES AND EN-SUITE SHOWER ROOM. THERE IS A SECOND DOUBLE BEDROOM ON THIS LEVEL WITH FAR REACHING VIEWS. THE BATHROOM IS SUPER STYLISH, WITH HIS AND HERS SINKS, LARGE FREE STANDING BACK AND WALK IN SHOWER CUBICLE. ON THE SECOND FLOOR THERE ARE TWO FURTHER DOUBLE BEDROOMS, BOTH WITH SKY LIGHTS. EXTERNALLY THERE IS AN ENCLOSED GARDEN TO THE FRONT, A PLEASANT REAR YARD, PARKING SPACE AND DETACHED GARAGE. THERE IS ALSO A VERY LARGE REAR GARDEN WITH LAWN, GRAVELLED SEATING AREA AND RECENTLY FITTED COMPOSITE DECKING, THE PERFECT SPOT TO ENJOY THE FANTASTIC VIEWS. THIS PROPERTY SIMPLY MUST BE VIEWED, CALL US NOW TO ARRANGE A VIEWING AND AVOID DISAPPOINTMENT.

The accommodation:

Entrance:

Composite door to the front and wooden door to hallway.

Lounge: 16'8" 5.08m into alcove x 13'8" 4.17m

UPVC windows to the front with original wooden shutters, fire surround and radiator.

Dining Room: 13'6" 4.12m x 12'4" 3.76m

UPVC window, wooden shutters, picture rail, storage and radiator.

Kitchen: 11'10" 3.61m x 10'10" 3.30m

UPVC door to the rear, fitted with a range of matching wall and base units with work surfaces above incorporating sink and drainer, Range style cooker, Island, plumbed for washing machine and radiator.

Split Level Landing:

Stairs to first floor.

Bedroom One: 15'10" 4.83m x 13'7" 4.15m

Three UPVC windows, fitted wardrobes, ceiling rose, coving to ceiling and two radiators.

En Suite:

Shower, low level wc, vanity wash hand basin, fully tiled and two heated towel rails.



Bedroom Two: 13'8" 4.17m x 13'7" 4.15m
UPVC window, fitted wardrobes and radiator.

Bathroom:
Two UPVC windows, large free standing bath, large shower cubicle, low level wc, his and hers vanity wash hand basins, fully clad walls and anthracite vertical radiator.

Second Floor Landing:
Stairs to second floor.

Bedroom Three: 17'5" 5.31m max x 7'10" 2.39m
Skylight, built in storage, partition wall separating room and radiator.

Bedroom Four: 12'5" 3.78m x 7'11" 2.41m
Skylight, storage in eaves and radiator.

Externally:
There is an enclosed garden to the front. To the rear there is a yard, off street parking and a garage. There is also an additional large rear garden laid to lawn overlooking the Tyne Valley with gravelled area and decking.

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PRIMARY SERVICES SUPPLY

- Electricity: MAINS
- Water: MAINS
- Sewerage: MAINS
- Heating: MAINS
- Broadband: FIBRE
- Mobile Signal Coverage Blackspot: NO
- Parking: CAR PORT

MINING

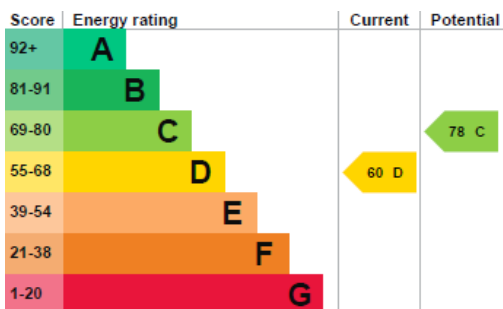
The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

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: D

EPC RATING: D





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

