

## The Lonnen Ryton

ROOK MATTHEWS

SAYER

- Semi Detached House
- Three Bedrooms
- Ground Floor WC
- Front & Rear Gardens
- Driveway

# £ 190,000

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### 20 The Lonnen Ryton, NE40 3EY

THIS VERY WELL PRESENTED SEMI DETACHED HOME IS AVAILABLE ON THE POPULAR DEVELOPMENT OF THE LONNEN. THE PROPERTY COMPRISES OF ENTRANCE HALL WITH DOWNSTAIRS WC, LEADING TO A FITTED KITCHEN AND BRIGHT AND SPACIOUS LIVING ROOM FRENCH DOORS WHICH LEAD ON THE REAR GARDEN. UPSTAIRS THERE ARE TWO DOUBLE BEDROOMS, A FURTHER LARGE SINGLE BEDROOM AND FAMILY BATHROOM. EXTERNALLY THERE IS A GARDEN TO THE FRONT OF THE PROPERTY ALONG WITH OFF STREET PARKING AND TO THE REAR THERE IS LARGE GARDEN WITH DECKING AND LAWN AREA. CALL US NOW TO ARRANGE A VIEWING AND AVOID DISAPPOINTMENT.

The accommodation:

Entrance:

Composite door to the front, cloaks cupboard, under stairs storage and radiator.

#### Kitchen: 10'9''3.28m x 8'8'' 2.64m

UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating sink and drainer, tiled splash backs, gas hob, electric oven, plumbed for washing machine and radiator.

WC:

Low level wc, wash hand basin and radiator.

Lounge: 16'0" 4.88m x 15'0" 4.57m UPVC window, UPVC French doors and two radiators.

First Floor Landing: Storage and radiator.

Bedroom One: 15'0" 4.57m x 8'7" 2.62m UPVC window and radiator.

Bedroom Two: 14'7'' 4.45m into alcove x 8'8'' 2.64m UPVC window and radiator.

Bedroom Three:  $10'6'' 3.20m \times 7'1'' 2.16m$  UPVC window and radiator.

Bathroom wc:

UPVC window, bath with shower over, low level wc, pedestal wash hands basin, part tiled and radiator.

#### Externally:

There are gardens to both the front and the rear of the property and a driveway providing off street parking.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS Water: MAINS Sewerage: MAINS Heating: MAINS Broadband: FIBRE Mobile Signal Coverage Blackspot: NO Parking: DRIVEWAY

#### 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

that these particu

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

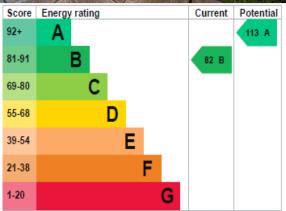
#### COUNCIL TAX BAND: B EPC RATING: B

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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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