



The Lonnen Ryton

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

£ 190,000



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

ROOK
MATTHEWS
SAYER

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

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" x 3.28m x 8'8" x 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" x 4.88m x 15'0" x 4.57m

UPVC window, UPVC French doors and two radiators.

First Floor Landing:

Storage and radiator.

Bedroom One: 15'0" x 4.57m x 8'7" x 2.62m

UPVC window and radiator.

Bedroom Two: 14'7" x 4.45m into alcove x 8'8" x 2.64m

UPVC window and radiator.

Bedroom Three: 10'6" x 3.20m x 7'1" x 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

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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Score	Energy rating	Current	Potential
92+	A		113 A
81-91	B	82 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.

16 Branches across the North-East

