



## Woodside Close

Ryton

- Semi Detached Dormer
- Two Reception Rooms
- Ground Floor Shower Room
- Front & Rear Gardens
- Garage & Driveway

**£ 210,000**



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ROOK  
MATTHEWS  
SAYER

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# Rugulo, Woodside Close

## Ryton, NE40 3NF

**THIS WELL PRESENTED DORMER BUNGALOW IS TUCKED AWAY ON THIS POPULAR CUL-DE-SAC, IT OFFERS EXCELLENT ACCESS TO LOCAL AMENITIES AND TRANSPORT LINKS. THE PROPERTY COMPRISES OF ENTRANCE HALL LEADING TO A LOVELY LIVING ROOM WITH FRENCH DOORS ON TO THE WEST FACING REAR GARDEN, THERE IS A SEPARATE DINING ROOM WHICH LEADS ON TO THE RECENTLY FITTED KITCHEN, WHICH HAS SOME INTEGRATED APPLIANCES. THE PROPERTY HAS ONE OF THE THREE BEDROOMS ON THE GROUND FLOOR AND THERE IS A RECENTLY UPDATED SHOWER ROOM. UPSTAIRS THERE ARE TWO DOUBLE BEDROOMS BOTH WITH STORAGE. EXTERNALLY THERE IS A PLEASANT REAR GARDEN WITH LAWN AND PATIO AREA AND A GARDEN TO THE FRONT WITH DRIVEWAY FOR MULTIPLE CARS AND A DETACHED GARAGE.**

**Entrance:**  
UPVC door to the front and radiator.

**Lounge:** 21'0" 6.40m x 10'1" 3.07m  
UPVC bow window to the front and UPVC French doors to the rear.

**Dining Room:** 12'11" 3.94m x 7'4" 2.24m  
Radiator and semi open plan to;

**Kitchen:** 12'7" 3.84m x 6'6" 1.98m  
UPVC window and UPVC door, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit and drainer, integrated gas hob, electric double oven, integrated washing machine and integrated fridge freezer.

**Bedroom Three:** 9'11" 3.02m x 6'11" 2.11m  
UPVC window and radiator.

**Shower Room:**  
UPVC window, walk in shower, low level wc, wash hand basin, fully tiled and heated towel rail.

**First Floor Landing:**

**Bedroom One:** 15'8" 4.78m x 10'1" 3.07m  
UPVC window, two fitted wardrobes, storage and radiator.

**Bedroom Two:** 14'11" 4.55m x 9'2" 2.79m  
UPVC window, storage and radiator.

**Externally:**  
There is a garden to the rear. To the front there is a further garden, a garage and a driveway providing off street parking for two cars.

### 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.

### COUNCIL TAX BAND – C

### ENERGY PERFORMANCE CERTIFICATE - D

### 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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 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

