



Ashfield Terrace

Ryton

- Period Mid Terrace House
- Four Bedrooms
- Two Reception Rooms
- Bathroom & En Suite
- Gardens & Driveway

OIEO £ 360,000



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ROOK
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SAYER

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6 Ashfield Terrace

Ryton, NE40 3LB

STEP INSIDE THIS IMMACULATE TERRACED PROPERTY BOASTING HIGH CEILINGS AND A BEAUTIFUL GARDEN, PERFECT FOR FAMILIES. WITH TWO SEPARATE RECEPTION ROOMS, ONE FEATURING A CHARMING FIREPLACE AND WOOD FLOORS, THERE'S PLENTY OF SPACE TO RELAX AND ENTERTAIN.

THE RECENTLY REFURBISHED KITCHEN IS A CHEF'S DREAM, IDEAL FOR PREPARING DELICIOUS MEALS. THE PROPERTY OFFERS FOUR SPACIOUS DOUBLE BEDROOMS, EACH WITH ITS OWN UNIQUE FEATURES. BEDROOM ONE IS FLOODED WITH NATURAL LIGHT, WHILE BEDROOM THREE ENJOYS THE LUXURY OF AN EN-SUITE SHOWER ROOM AND THE FAMILY BATHROOM HAS A FREE-STANDING BATH AND HEATED TOWEL RAIL. THERE IS A FRONT GARDEN, REAR YARD, AND GARDEN TO ENJOY OUTDOOR LIVING. THE BASEMENT PROVIDES EXTRA STORAGE. SITUATED IN A LOCATION SURROUNDED BY NEARBY SCHOOLS, LOCAL AMENITIES, AND A STRONG COMMUNITY SPIRIT, THIS HOME OFFERS THE PERFECT BLEND OF COMFORT AND CONVENIENCE.

DON'T MISS THE OPPORTUNITY TO MAKE THIS STUNNING PROPERTY YOUR NEW HOME SWEET HOME!

The accommodation:

Entrance:
Wooden door to the front, door to hallway, understairs storage, tiled floor and radiator.

Lounge: 14'7" 4.45m into alcove x 13'3" 4.04m plus bay
UPVC bay window to the front with shutters, gas fire with surround, coving to ceiling, ceiling rose, wood flooring and radiator.

Dining Room: 13'2" 4.01m x 10'1" 3.07m
UPVC window, storage and radiator.

Kitchen: 12'10" 3.91m x 7'9" 2.36m
UPVC window, composite door to the rear, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit with drainer, tiled splash backs, Range style cooker, integrated fridge freezer, integrated microwave, dishwasher, plumbed for washing machine and radiator.

First Floor Landing:
Split level landing.

Bedroom One: 19'4" 5.89m into alcove x 13'4" 4.06m
Three UPVC windows and two radiators.

Bedroom Two: 13'10" 4.22m x 10'7" 3.22m
UPVC window, two storage cupboards and radiator.

Bathroom wc:
Free standing bath, large shower, low level wc, wash hand basin, part tiled, heated towel rail and radiator.

Second Floor Landing:
Storage.

Bedroom Three: 14'2" 4.32m x 7'4" 2.24m plus radiator
Dormer UPVC window, storage and radiator.

En Suite:
Shower, low level wc, vanity wash hand basin and heated towel rail.

Bedroom Four: 10'9" 3.28m x 9'5" 2.87m
UPVC dormer window and radiator.

Externally:
There is a garden to the front. To the rear there is an enclosed yard and a UPVC door leading to the basement. There is also a further garden and a driveway providing off street parking.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: ADSL MODEM
Mobile Signal Coverage Blackspot: NO
Parking: DRIVEWAY OFF BACK LANE

MINING

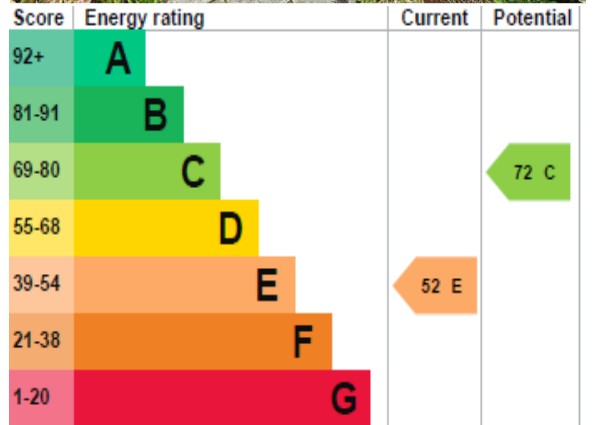
The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

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: E

RY0006383.VS.EW.19.02.2024.V.1.



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

