



Dene Crescent Ryton

- Semi Detached Bungalow
- Three Bedrooms
- Front & Rear Gardens
- Driveway & Garage
- No Onward Chain

OIEO £ 220,000



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THIS SPACIOUS EXTENDED SEMI DETACHED BUNGALOW IS SITUATED TO THE REAR OF THIS POPULAR ESTATE AND IS AVAILABLE WITH NO ONWARD CHAIN. THE PROPERTY COMPRISES OF ENTRANCE HALL WITH STORAGE, SPACIOUS LIVING ROOM WITH SLIDING DOORS ON TO THE GARDEN AND EXTENDED BREAKFASTING KITCHEN. THERE ARE TWO DOUBLE BEDROOMS, THE MASTER WITH FITTED STORAGE AND A FURTHER SINGLE BEDROOM ALONG WITH RECENTLY UPDATED BATHROOM. EXTERNALLY THERE IS A PRETTY GARDEN TO THE FRONT AND LARGE DRIVEWAY IN FRONT OF GARAGE. TO THE REAR THERE IS A LOVELY PRIVATE GARDEN WITH ARTIFICIAL LAWN AND PATIO AREA.

The accommodation:

Entrance:

UPVC door, two storage cupboards and radiator.

Lounge: 21'0" 6.40m x 12'0" 3.66m into alcove

Sliding door to the garden, electric fire with surround and radiator.

Kitchen: 17'4" 5.28m x 10'4" 3.15m max

Extended. Two UPVC windows, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit with drainer, integrated five burner gas hob, oven and grill, integrated fridge freezer, dishwasher and radiator.

Bedroom One: 13'8" 4.17m x 10'1" 3.07m plus robes

UPVC window, fitted wardrobed with dressing table and radiator.

Bedroom Two: 10'10" 3.30m x 10'6" 3.20m

UPVC window and radiator.

Bedroom Three: 10'5" 3.18m x 7'1" 2.16m

UPVC window and radiator.

Bathroom:

UPVC windows, bath with shower over, low level wc, pedestal wash hand basin, fully clad walls and heated towel rail.

Externally:

To the rear of the property there is a private enclosed lawned garden with a patio area. To the front there is a driveway providing off street parking leading to a garage.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 1 June 1964

Ground Rent: £15 per annum

Council Tax Band: D

EPC Rating: D

RY00006427/VS/EW/14.04.2023/V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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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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