



Meadow Close Ryton

- Semi Detached House
- Three Bedrooms
- Conservatory
- Gardens
- Garage & Driveway

£ 215,000



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ROOK
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7 Meadow Close

Ryton, NE40 3RU

A SPACIOUS THREE BEDROOM SEMI DETACHED HOME ON THIS POPULAR ESTATE AVAILABLE WITH NO ONWARD CHAIN. COMPRISING OF ENTRANCE HALL WITH CLOAK CUPBOARD ON TO LIVING ROOM WITH LOG BURNER, DINING ROOM AND CONSERVATORY. THERE IS A STYLISH FITTED KITCHEN WITH SOME INTEGRATED APPLIANCES WHICH LEADS ON TO A UTILITY ROOM AND DOWNSTAIRS WC. UPSTAIRS THERE ARE TWO DOUBLE BEDROOMS, A LARGE SINGLE ROOM AND BATHROOM WITH FOUR PIECE SUITE. EXTERNALLY THERE IS A REAR ENCLOSED GARDEN, GARDEN TO FRONT AND DRIVEWAY FOR OFF STREET PARKING IN FRONT OF THE GARAGE. CALL US NOW TO ARRANGE A VIEWING AND AVOID DISAPPOINTMENT.

Entrance:

UPVC door to the front, storage and radiator.

Lounge: 15'5" 4.70m x 13'3" 4.04m max
UPVC window, log burner and radiator.

Dining Room: 10'11" 3.33m x 10'6" 3.20m
Semi open plan from lounge, radiator and French doors to;

Conservatory: 10'6" 3.20m x 9'5" 2.87m
UPVC conservatory, door to garden, tiled floor and radiator.

Kitchen: 10'9" 3.28m x 9'2" 2.79m
UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl stainless steel sink unit with drainer, tiled splash backs, integrated electric hob and oven, dishwasher and pantry.

Utility Room: 11'0" 3.35m x 7'5" 2.26m
UPVC window, access to garage, UPVC door tot garden, plumbed for washing machine and radiator.

WC:

Low level wc and wash hand basin.

First Floor Landing:

UPVC window and loft access.

Bedroom One: 14'6" 4.42m x 10'11" 3.33m
UPVC window, fitted wardrobes and radiator.

Bedroom Two: 11'10" 3.61m x 10'11" 3.33m
UPVC window and radiator.

Bedroom Three: 10'0" 3.05m x 8'10" 2.69m
UPVC window and radiator.

Bathroom:

UPVC window, bath with shower over, low level c, wash hans basin, fully tiled and heated towel rail.

Externally:

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

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: C

EPC RATING: D
RY00006685.VS.EW.01.02.2024.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 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

