



## Ryton Hall Drive

Ryton

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Driveway & Garage
- Gardens

**£ 240,000**



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ROOK  
MATTHEWS  
SAYER

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# 8 Ryton Hall Drive

Ryton, NE40 3QB

TUCKED AWAY IN THIS EVER POPULAR CUL-DE-SAC IN THE HEART OF RYTON VILLAGE, THIS THREE BEDROOM SEMI DETACHED HOME OFFERS GREAT POTENTIAL FOR A RANGE OF DIFFERENT BUYERS. THE PROPERTY COMPRISES OF ENTRANCE PORCH LEADING TO AN OPEN PLAN LIVING AND DINING ROOM WITH FRENCH DOORS ON TO THE REAR GARDEN. THE KITCHEN IS A GOOD SIZE AND PROVIDES ACCESS TO THE GARAGE. THERE IS ALSO A DOWNSTAIRS WC. UPSTAIRS THERE ARE TWO DOUBLE BEDROOMS AND A GOOD SIZED SINGLE ROOM ALONG WITH A STYLISH FAMILY BATHROOM. THERE IS AMPLE PARKING TO THE FRONT OF THE GARAGE AND TO THE REAR A PLEASANT LOW MAINTENANCE SOUTH FACING GARDEN WITH ARTIFICIAL GRASS AND PATIO WITH SUN CANOPY. THIS PROPERTY IS IN A LOCATION WHICH RARELY BECOMES AVAILABLE SO CALL US NOW AND ARRANGE A VIEWING TO AVOID DISAPPOINTMENT.

**Porch:**  
UPVC porch to the front.

**Entrance:**  
UPVC door from the porch, under stairs storage and radiator.

**Lounge:** 13'10" 4.22m plus bay x 13'2" 4.01m into alcove  
UPVC windows to the front, gas fire with surround, radiator and open plan to;

**Dining Room:** 10'8" 3.25m x 9'6" 2.90m  
UPVC French doors to the rear.

**Kitchen:** 17'11" 5.46m max x 9'6" 2.90m max  
UPVC windows, UPVC door to the garden, door to the garage, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit with drainer, gas cooker point, plumbed for washing machine, plumbed for dishwasher and radiator.

**WC:**  
UPVC window and loft access.

**First Floor Landing:**  
UPVC window and loft access.

**Bedroom One:** 12'10" 3.91m plus bay x 9'8" 2.95m plus robes  
UPVC window, fitted wardrobes and loft access.

**Bedroom Two:** 11'9" 3.58m x 10'8" 3.25m,  
UPVC window and radiator.

**Bedroom Three:** 7'10" 2.39m x 7'5" 2.26m  
UPVC window and radiator.

**Bathroom:**  
Two UPVC windows, bath with shower over, low level wc, vanity wash hand basin, cupboard, fully tiled and heated towel rail.

**Externally:**  
To the rear of the property there is a South facing garden with artificial grass and patio. To the front there is a driveway providing off street parking for multiple cars 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

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

