

Sanderling Close Ryton

- Detached House
- Three Bedrooms
- Sun Room
- En Suite to Master Bedroom
- Garage, Gardens & Driveway

£ 290,000







12 Sanderling Close

Ryton, NE40 3HE

A DETACHED FAMILY HOME ON THIS POPULAR CUL-DE-SAC AVAILABLE WITH NO ONWARD CHAIN. THE PROPERTY IS IMMACULATELY PRESENTED, WITH SPACIOUS ROOMS AND A SOUTH FACING GARDEN. COMPRISING OF ENTRANCE HALL LEADING TO LIVING ROOM AND ON TO A STYLISH OPEN PLAN KITCHEN DINER. THE KITCHEN HAS STYLISH HIGH GLOSS UNITS, SOME INTEGRATED APPLIANCES AND CLEVER STORAGE SOLUTIONS. LEADING FROM THE DINING AREA IS A PLEASANT GARDEN ROOM. UPSTAIRS THERE ARE THREE DOUBLE BEDROOMS. THE MASTER WITH AN EN SUITE SHOWER ROOM AND FITTED WARDROBES. THE FAMILY BATHROOM IS WELL PRESENTED AND HAS A THREE PIECE BATHROOM SUITE WITH SHOWER OVER THE BATH. EXTERNALLY THERE IS A PLEASANT SOUTH FACING GARDEN, AND TO THE FRONT, A GARDEN AND DRIVEWAY IN FRONT OF THE GARAGE. CALL US NOW TO ARRANGE A VIEWING AND AVOID DISAPPOINTMENT.

The accommodation:

Porch:

Wooden door to the front, door to;

Lounge: 14'3" 4.34m x 11'7" 3.53m

UPVC window to the front, gas fire with surround and radiator

Dining Room: 20'0" 6.07m x 9'3" 2.82m

UPVC window, fitted with a range of high gloss matching wall and base units with work surfaces above incorporating one and a half bowl stainless steel sink unit with drainer, integrated five burner gas hob, integrated oven, microwave, grill, fridge freezer, plumbed for washing machine, under stairs storage and radiator.

Sun Room: 10'7" 3.22m x 9'5" 2.87m UPVC windows. French doors and radiator.

First Floor Landing: Storage.

Bedroom One: 14'4'' 4.37m x 9'8'' 2.95m max UPVC window, fitted wardrobes and radiator.

En Suite:

Shower, low level wc, vanity wash hand basin, fully tiled and heated towel rail.

Bedroom Two: 11'0" 3.35m x 10'1" 3.07m UPVC window and radiator.

Bedroom Three: 9'9" 2.97m x 8'3" 2.52m

UPVC window and radiator.

Bathroom wc:

Bath with shower over, low level wc, wash hand basin, low level wc, fully tiled and heated towel rail.

Externally

There is a South facing garden to the rear laid to lawn. To the front there is a garden with a driveway providing off street parking leading to a garage.

PRIMARY SERVICES SUPPLY

Electricity: MAINS Water: MAINS Sewerage: MAINS Heating: MAINS Broadband: ADSL

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

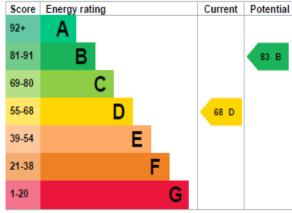
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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

