



Towneley Cottages West Ryton

- Mid Terrace House
- Three Bedrooms
- Two Reception Rooms
- Driveway
- Gardens

OIEO £ 300,000



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ROOK
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4 Towneley Cottages West

Ryton, NE40 3AY

THIS TRULY CHARMING STONE BUILT COTTAGE IS LOCATED WITHIN THE MUCH SOUGHT AFTER TOWNELEY COTTAGES, THE PROPERTY PROVIDES CHARACTER FEATURES, SPACIOUS ROOMS AND A VERY LARGE GARDEN. COMPRISING OF A COUNTRY STYLE KITCHEN WHICH LEADS TO A SPACIOUS SEPARATE LIVING AND DINING ROOM, WHICH ARE SEMI OPEN PLAN, BOTH OF WHICH HAVE INGLENOOK FIREPLACES, EXPOSED STONEMWORK AND THE LIVING ROOM HAS A LOG BURNING STOVE. TO THE FIRST FLOOR THERE ARE TWO DOUBLE BEDROOMS AND A RECENTLY UPDATED BATHROOM WITH FOUR PIECE SUITE. ON THE SECOND FLOOR THERE IS A LOVELY LIGHT AND AIRY BEDROOM WITH SKYLIGHTS. EXTERNALLY THERE IS A VERY LARGE REAR GARDEN, THE PERFECT SPOT TO HOST A BBQ OR PERFECT YOUR GARDENING SKILLS. THERE IS ALSO A SEPARATE GARDEN TO THE FRONT AND OFF STREET PARKING FOR TWO VEHICLES. THIS PROPERTY SIMPLY MUST BE VIEWED TO BE APPRECIATED, SO CALL US NOW TO ARRANGE A VIEWING AND AVOID DISAPPOINTMENT.

The accommodation:

Kitchen:

Wooden door to the front, two windows, fitted with a range of matching wall and base units with work surfaces above incorporating sink and drainer, Range style cooker, plumbed for washing machine and dishwasher and radiator.

Dining Room: 16'11" 5.16m into alcove x 15'0" 4.57m

Inglebrook fireplace, exposed stone work, solid wood flooring, storage and radiator.

Lounge: 16'11" 5.16m x 15'0" 4.57m

Window, Inglebrook with log burner, exposed stonework and two radiators.

First Floor Landing:

Solid wood flooring and radiator.

Bedroom One: 15'1" 4.59m x 11'2" 3.40m

Two sash windows, solid wood flooring and radiator.

Bedroom Two: 15'1" 4.59m x 11'2" 3.40m plus radiator

Sash window, solid wood flooring and radiator.

Bathroom wc:

Window, bath, shower, low level wc, wash hand basin and radiator.

Second Floor Landing:

Window.

Bedroom Three: 16'8" 5.08m z 15'4" 4.67m

Six skylights and radiator.

Externally:

To the rear of the property there is a large garden. There is also a garden to the front and parking for two cars.

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		
69-80	C		80 C
55-68	D	63 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

