

# **Grange Drive**Ryton

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

### Offers Over £ 190,000







## 9 Grange Drive

Ryton, NE40 3LF

THIS WELL PRESENTED SEMI DETACHED HOME IS SITUATED ON THE MUCH SOUGHT AFTER GRANGE ESTATE, RYTON. THE PROPERTY OOZES WITH CURB APPEAL AND SIMPLY MUST BE VIEWED TO BE APPRECIATED. THE PROPERTY COMPRISES OF SPACIOUS ENTRANCE HALL IN TO A PLEASANT LIVING AND DINING SPACE WHICH HAS A LARGE WINDOW TO THE FRONT AND FRENCH DOORS ON TO THE REAR GARDEN. THE KITCHEN OFFERS A WIDE RANGE OF STORAGE CUPBOARDS AND A UPVC DOOR THAT LEADS TO THE REAR GARDEN. UPSTAIRS THERE ARE TWO DOUBLE BEDROOMS, BOTH WITH FITTED STORAGE AND A RECENTLY UPGRADED SHOWER ROOM. THERE IS THE POTENTIAL WITH THE RELEVANT PLANNING AND CONSENTS FOR AN EXTENSION TO A THREE BEDROOM. EXTERNALLY THERE IS A FRONT GARDEN AND A LOVELY LARGE REAR ENCLOSED GARDEN, WITH LAWN AND PATIO AND A SUMMER HOUSE WHICH WOULD BE AVAILABLE FOR SALE THROUGH SEPARATE NEGOTIATION. THERE IS A GARAGE AND DRIVEWAY FOR OFF STREET PARKING. CALL US NOW TO ARRANGE A VIEWING AND AVOID DISAPPOINTMENT.



UPVC door to the front, under stairs storage and radiator.

Lounge: 16'4"4.98m into alcove x 10'0" 3.05m

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

Dining Room: 11'10" 3.61m x 8'5" 2.57m UPVC French doors to the rear and radiator.

Kitchen: 11'6" 3.51m max x 10'4" 3.15m

UPVC door to the garden, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit, tiled splashbacks, gas hob, electric oven, plumbed for washing machine, pantry and radiator.

First Floor Landing: UPVC window.

Bedroom One: 13'4" 4.06m x 10'0" 3.05m UPVC window, fitted wardrobes and radiator.

Bedroom Two: 10'4" 3.15m x 10'3" 3.43m UPVC window fitted wardrobes and radiator.

Bathroom wc:

Recently fitted. UPVC window, large walk in shower, low level wc, vanity wash hand basin and fully cladded.

#### Externally:

There is a lawned garden to the rear of the property with a patio and a summer house which is for separate negotiation. 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: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

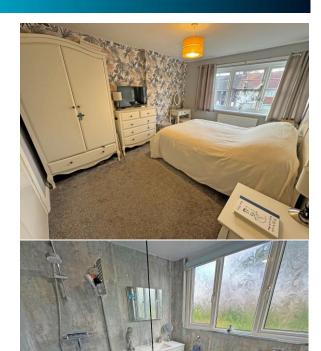
#### MINING

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.

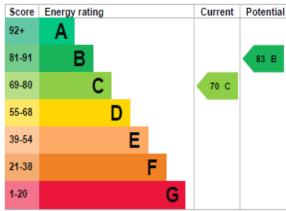
**COUNCIL TAX BAND:** C

EPC RATING: C

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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

