



Holburn Close Ryton

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

OIRO £175,000



0191 413 1313
2 Grange Road, Ryton NE40 3LT

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
ryton@rmsestateagents.co.uk

4 Holburn Close Ryton, NE40 3SA

THIS FANTASTIC FIRST FLOOR APARTMENT IS LOCATED WITHIN THIS POPULAR ESTATE IN CENTRAL RYTON. THE PROPERTY WOULD MAKE THE PERFECT PURCHASE FOR INVESTORS, FIRST TIME BUYERS OR DOWN SIZERS. THE PROPERTY COMPRISES OF A SPACIOUS ENTRANCE HALL WITH A LARGE STORAGE CUPBOARD. THE LIVING SPACE IS OPEN PLAN TO THE KITCHEN AND HAS OPEN VIEWS ACROSS THE CRICKET PITCH IN FRONT OF THE PROPERTY. THE BEDROOM IS A GOOD SIZE AND ALSO LOCATED TO THE FRONT OF THE PROPERTY. THE BATHROOM COMPRISES A THREE PIECE SUITE AND SHOWER OVER THE BATH. THERE ARE COMMUNAL GARDENS AND ON STREET PARKING IS AVAILABLE NEARBY.

Entrance:

Cloaks cupboard and radiator.

Lounge:

13'2" 4.01m into alcove x 12'2" 3.71m

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

Dining Room:

10'5" 3.18m x 8'3" 2.52m

UPVC window to the rear and radiator.

Kitchen:

9'3" 2.82m x 8'2" 2.48m

Fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit, electric hob and oven and extractor hood.

Utility Room:

Frosted double glazed window to the rear, door to rear, door to garage and plumbing for washing machine.

First Floor Landing:

Double glazed window to the side and loft access.

Bedroom One:

12'8" 3.86m x 9'10" 2.99m plus robes

Double glazed window to the front and fitted wardrobes.

Bedroom Two:

11'4" 3.45m x 8'9" 2.67m

Double glazed window to the rear and radiator.

Bedroom Three:

7'11" 2.41m x 7'8" 2.33m

Double glazed window to the front and radiator.

Bathroom wc:

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

Externally:

To the rear of the property there is a lawned garden with a patio area. To the front there is a garden with a driveway providing off street parking leading to a garage.

TENURE

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 1 June 1964

Ground Rent: £15 per annum

RY00005677/VS/EW/09.09.2021/V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 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

