



Holly Avenue Ryton

- Mid Terrace House
- Three Bedrooms
- Two Reception Rooms
- Front Garden
- Rear Yard

£ 190,000



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3 Holly Avenue

Ryton, NE40 3PP

THIS DELIGHTFUL TERRACED PROPERTY IN GOOD CONDITION IS NOW AVAILABLE FOR SALE. SITUATED IN A PEACEFUL LOCATION WITH STRONG LOCAL COMMUNITY TIES, THIS HOME IS IDEAL FOR FAMILIES AND COUPLES ALIKE.

THE HOUSE FEATURES TWO RECEPTION ROOMS, ONE OF WHICH BOASTS A CHARMING FIREPLACE, PROVIDING A COSY ATMOSPHERE FOR RELAXING AND ENTERTAINING. THE KITCHEN COMES COMPLETE WITH WOOD COUNTERTOPS, ADDING A TOUCH OF WARMTH TO THE HEART OF THE HOME.

UPSTAIRS, YOU WILL FIND THREE BEDROOMS. THE FIRST TWO BEDROOMS ARE BOTH DOUBLES, WITH THE SECOND BEDROOM EVEN SHOWCASING AN EXPOSED BRICK WALL FOR ADDED CHARACTER. THE THIRD BEDROOM, A SINGLE, OFFERS A SPACIOUS LAYOUT PERFECT FOR VARIOUS NEEDS.

IN ADDITION TO ITS INTERIOR CHARM, THE PROPERTY INCLUDES A REAR YARD AND A FRONT GARDEN, OFFERING OUTDOOR SPACES TO ENJOY. WITH LOCAL AMENITIES WITHIN EASY REACH, THIS HOME PRESENTS A WONDERFUL OPPORTUNITY TO LIVE IN A WELCOMING COMMUNITY WHILE ENJOYING THE COMFORTS OF MODERN LIVING. BOOK A VIEWING TODAY TO EXPERIENCE ALL THIS PROPERTY HAS TO OFFER.

The accommodation:

Entrance:

Wooden door to the front and wooden door to;

Hallway:

Wooden floor and vertical radiator.

Lounge: 15'5" 4.70M into alcove x 12'3" 3.73m plus bay
UPVC bay window to the front, lob burner with surround.

Dining Room: 12'5" 3.78m x 9'8" 2.95m
UPVC window, storage, solid wood flooring and open plan to;

Kitchen: 10'11" 3.33m X 7'2" 2.18m
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 with drainer, integrated gas hob, electric oven, plumbed for washing machine and dishwasher.

First Floor Landing:

Split level landing.

Bedroom One: 13'10" 4.22m x 12'2" 3.71m into alcove
Two UPVC windows, fireplace and radiator.

Bedroom Two: 12'10" 3.71m x 11'3" 3.43m
UPVC window, exposed brick and radiator.

Bedroom Three: 10'4" 3.15m x 6'7" 2.00m
UPVC window and radiator.

Bathroom:

UPVC window, bath with shower over, vanity was hand basin, low level wc, fully tiled and heated towel rail.

Externally:

There is a garden to the front and a south facing yard to the rear.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: NO PARKING

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: B

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 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

