



## Main Road Ryton

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Gardens & Garage
- No Onward Chain

**£ 170,000**



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ROOK  
MATTHEWS  
SAYER

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# 33 Main Road

Ryton, NE40 3BT

WELCOME TO THIS CHARMING SEMI-DETACHED PROPERTY IN NEED OF MODERNISING, IDEAL FOR FAMILIES SEEKING A NEW HOME WITH GREAT POTENTIAL. AS YOU STEP INTO THE LARGE WELCOMING ENTRANCE, YOU'LL IMMEDIATELY ENVISION THE POSSIBILITIES THIS HOME HAS TO OFFER.

THE PROPERTY BOASTS TWO SEPARATE RECEPTION ROOMS, BOTH WITH LARGE WINDOWS ALLOWING NATURAL LIGHT TO FLOOD IN, CREATING BRIGHT AND INVITING SPACES FOR FAMILY GATHERINGS OR RELAXATION, OVERLOOKING THE LARGE SOUTH FACING GARDEN. THE KITCHEN PROVIDES A BLANK CANVAS FOR YOUR CULINARY CREATIONS,

UPSTAIRS, YOU'LL FIND THREE BEDROOMS TO ACCOMMODATE YOUR FAMILY'S NEEDS. THE FIRST TWO BEDROOMS ARE BOTH DOUBLES, OFFERING AMPLE SPACE FOR COMFORT AND RELAXATION. THE THIRD BEDROOM, A SPACIOUS SINGLE, PROVIDES VERSATILITY FOR A CHILD'S ROOM, GUEST ROOM, OR HOME OFFICE.

OUTSIDE, THE PROPERTY FEATURES A DETACHED GARAGE AND THE POTENTIAL TO CREATE ADDITIONAL OFF-STREET PARKING, ADDING CONVENIENCE TO YOUR DAILY ROUTINE. LOCATED NEAR PUBLIC TRANSPORT LINKS, SCHOOLS, AND LOCAL AMENITIES, THIS PROPERTY OFFERS BOTH A PEACEFUL RETREAT AND EASY ACCESS TO ESSENTIAL SERVICES.

**DON'T MISS THE OPPORTUNITY TO TRANSFORM THIS PROPERTY INTO YOUR DREAM FAMILY HOME.**

The accommodation:

Entrance:

Wooden door to the front, two storage cupboards and radiator.

Lounge: 13'2" 4.01m into alcove x 11'7" 3.53m

UPVC window, electric fire, stone surround, radiator and open plan to;

Dining Room: 11'7" 3.53m x 10'3" 3.12m

UPVC window and radiator.

Kitchen: 11'2" 3.40m x 8'10" 2.69m

UPVC window, fitted with a range of wall and base units incorporating one and a half bowl sink unit with drainer and space for cooker.

Utility Room:

Three windows, wooden door to the garden and plumbed for washing machine.

First Floor Landing:

UPVC window.

Bedroom One: 10'10" 3.30m x 9'11" 3.02m plus robes

UPVC window, fitted wardrobes and radiator.

Bedroom Two: 11'6" 3.51m x 10'10" 3.30m

UPVC window, fitted wardrobes and radiator.

Bedroom Three: 11'10" 3.61m x 6'6" 1.98m

UPVC window and radiator.

Bathroom wc:

UPVC window, walk in shower, low level wc, vanity wash hand basin and radiator.

Externally:

There is a garden to the front. To the rear there is a South facing lawned garden with patio area and borders.

There is a garage providing potential for off road parking.

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: CABLE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE

## 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

RY00006578.VS.EW.23.02.2024.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 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

