



Skylark Grove Ryton

- Semi Detached House
- Three Bedrooms
- Ground Floor WC
- En Suite to Master Bedroom
- Driveway & Garden

OIEO £ 215,000



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ROOK
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1 Skylark Grove

Ryton, NE40 3FH

THIS IMMACULATE SEMI-DETACHED PROPERTY IS IDEAL FOR FAMILIES AND COUPLES LOOKING FOR A COMFORTABLE HOME. SITUATED IN A CONVENIENT LOCATION NEAR SCHOOLS AND LOCAL AMENITIES, THIS HOME OFFERS A PERFECT BLEND OF COMFORT AND PRACTICALITY.

THE PROPERTY FEATURES THREE BEDROOMS, EACH WITH BUILT-IN WARDROBES. THE FIRST BEDROOM IS A SPACIOUS DOUBLE WITH AN EN-SUITE BATHROOM, PROVIDING A PRIVATE RETREAT. THE SECOND BEDROOM, ALSO A DOUBLE, OFFERS AMPLE SPACE AND STORAGE. THE THIRD BEDROOM IS A COSY SINGLE ROOM WITH BUILT-IN WARDROBES.

THE PROPERTY BOASTS A LARGE RECEPTION ROOM WITH BRIGHT WINDOWS, CREATING A WELCOMING AND AIRY ATMOSPHERE. THE MODERN KITCHEN IS EQUIPPED WITH BUILT-IN PANTRIES, ELEGANT GRANITE COUNTERTOPS, AND A DINING SPACE, PERFECT FOR HOSTING GATHERINGS OR ENJOYING FAMILY MEALS.

WITH TWO BATHROOMS IN THE PROPERTY, THERE IS AMPLE CONVENIENCE FOR THE RESIDENTS. THE PROPERTY'S EXCELLENT CONDITION AND THOUGHTFUL DESIGN MAKE IT A DESIRABLE CHOICE FOR THOSE SEEKING A COMFORTABLE AND STYLISH LIVING SPACE.

The accommodation:

Composite door to the front, storage and radiator.

Lounge: 13'10" 4.22m x 12'2" 3.71m
UPVC window and radiator.

Kitchen: 15'6" 4.72m x 9'4" 2.84m
UPVC window, UPVC French doors to the rear, fitted with a range of matching wall and base units with granite work surfaces above incorporating one and a half bowl sink unit, integrated oven, hob and grill, integrated fridge freezer, integrated dishwasher, integrated washing machine, upgraded storage, pantry and radiator.

WC:
Low level wc, pedestal wash hand basin and radiator.

First Floor Landing:

Bedroom One: 11'2" 3.40m x 9'8" 2.95m
UPVC window, fitted wardrobes and radiator.

En Suite:
Shower, low level wc, wash hand basin, fully tiled and heated towel rail.

Bedroom Two: 10'10" 3.30m x 8'8" 2.64m
UPVC window, fitted wardrobes and radiator.

Bedroom Three: 10'9" 3.28m x 6'7" 2.00m
UPVC window, fitted wardrobes and radiator.

Bathroom:
Bath with shower over, low level wc, vanity wash hand basin, fully tiled and heated towel rail.

Externally:
There is a driveway to the front providing off street parking and a garden to the rear.

Agents Note:
Currently the vendors details do not match the registered title at Land Registry. Please ask Branch for more details.

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: B

RY00006708.VS.EW.20.02.2024.V.1.



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	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

