



## Beverley Gardens

Ryton

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

**OIEO £ 250,000**



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# 8 Beverley Gardens

Ryton, NE40 3BQ

SITUATED IN A TRANQUIL AREA NEAR SCHOOLS, THIS CHARMING TERRACED PROPERTY IS NOW AVAILABLE FOR SALE. THE HOUSE IS IN GOOD CONDITION AND FEATURES TWO RECEPTION ROOMS, IDEAL FOR FAMILIES OR COUPLES SEEKING A PEACEFUL RETREAT. THE INTERIOR INCLUDES THREE BEDROOMS: TWO DOUBLE BEDROOMS AND ONE SINGLE BEDROOM. THE BATHROOM BOASTS A LUXURIOUS RAIN SHOWER, OFFERING A TOUCH OF ELEGANCE TO THE HOME.

THE FIRST RECEPTION ROOM INCLUDES A LOG BURNER, ADDING CHARACTER AND WARMTH TO THE SPACE. ADDITIONALLY, THE SECOND RECEPTION ROOM IS ADORNED WITH LARGE WINDOWS, ALLOWING NATURAL LIGHT TO FLOOD IN AND BRIGHTEN THE ROOM.

OUTSIDE, THIS PROPERTY OFFERS A LARGE ALLOTMENT WITH A SUMMER HOUSE, PROVIDING AMPLE SPACE FOR OUTDOOR ACTIVITIES AND GARDENING ENTHUSIASTS, ALONG WITH A FRONT GARDEN AND ENCLOSED REAR YARD.

WHETHER YOU ARE LOOKING FOR A FAMILY HOME OR A PEACEFUL ABODE FOR A COUPLE, THIS PROPERTY CATERES TO A VARIETY OF LIFESTYLES. DON'T MISS THE OPPORTUNITY TO MAKE THIS LOVELY HOUSE YOUR NEW HOME.

The accommodation:

Entrance:

Wooden door to the front and wooden door to;

Hallway:

Under stairs storage and solid wood flooring.

Lounge: 14'11" 4.55m into bay x 12'2" 3.71m

UPVC bay window to the front, log burner with surround and radiator.

Dining Room: 13'10" 4.22m x 10'8" 3.25m into alcove

UPVC window, storage in alcoves and French door to;

Kitchen: 9'10" 2.99m x 7'6" 2.29m

UPVC window, wooden door to the garden, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit with drainer, integrated gas hob, oven and grill, plumbed for washing machine and part tiled.

First Floor Landing:

Bedroom One: 13'5" 4.09m x 10'7" 3.22m into alcove

Two UPVC windows, solid wood flooring and radiator.

Bedroom Two: 12'10" 3.91m x 10'6" 3.20m

UPVC window and radiator.

Bedroom Three: 9'11" 3.02m x 7'7" 2.31m

UPVC window and radiator.

Bathroom wc:

Bath with shower over, low level wc, vanity wash hand basin, part tiled and storage.

Externally:

There is a garden to the front and an allotment. To the rear there is a yard.

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: ADSL MODEM

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET 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: C

EPC RATING: C

RY00006684.VS.EW.22.03.2024.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 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

