

Beverley Gardens Ryton

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

OIEO £ 250,000







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, OFFFRING A TOLICH OF FIFGANCE 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 BEAD YARD.

WHETHER YOU ARE LOOKING FOR A FAMILY HOME OR A PEACEFUL ABODE FOR A COUPLE, THIS PROPERTY CATERS 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

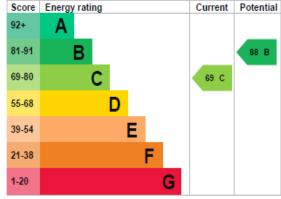
EPC RATING: C

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









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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

