

## Holburn Way Ryton

- Detached House
- Three Bedrooms
- Ground Floor WC
- Front & Rear Gardens
- Driveway & Garage

**OIEO £ 250,000** 







## 1 Holburn Way

## Ryton, NE40 3RT

THIS WELL-MAINTAINED DETACHED PROPERTY IS IDEAL FOR FAMILIES, BOASTING GARDENS TO THREE SIDES PROVIDING A DELIGHTFUL OUTDOOR SPACE. THE HOUSE COMPRISES OF A SPACIOUS OPEN-PLAN KITCHEN, COMPLETE WITH A UTILITY ROOM AND RECENTLY REFURBISHED. THE OPEN-PLAN RECEPTION ROOM FEATURES A MEDIA WALL, PERFECT FOR ENTERTAINING GUESTS OR RELAXING WITH THE FAMILY.

THE PROPERTY OFFERS THREE BEDROOMS, WITH THE MASTER BEDROOM BENEFITTING FROM NATURAL LIGHT AND THE SECOND BEDROOM BEING A DOUBLE. THE SINGLE BEDROOM PROVIDES FLEXIBILITY FOR USE AS A HOME OFFICE OR NURSERY. THE MODERN BATHROOM HAS A FREE-STANDING BATH AND HAS BEEN NEWLY REFURBISHED, ADDING A TOUCH OF LUXURY TO EVERYDAY LIVING.

LOCATED IN A DESIRABLE AREA WITH STRONG LOCAL COMMUNITY SPIRIT, THE PROPERTY BENEFITS FROM PUBLIC TRANSPORT LINKS AND CONVENIENT ACCESS TO LOCAL AMENITIES. WITH GOOD CONDITION THROUGHOUT, THIS HOME OFFERS A COMFORTABLE AND WELCOMING ENVIRONMENT FOR A FAMILY LOOKING TO SETTLE IN A VIBRANT NEIGHBOURHOOD.

Composite door to the front, three UPVC windows, tiled floor and wooden door to;

Hallway: Radiator.

wc.

Low level wc, wash hand basin and heated towel rail.

Lounge: 12'9" 3.89m x 12'4" 3.76m into alcove

UPVC window to the front, media wall, radiator and open plan to;

Kitchen Diner: 19'6" 5.94m x 10'6" 3.20m max

UPVC windows and French doors leading to the garden, fitted with a range of matching wall and base units with quartz work surface above incorporating sin and drainer, integrated gas hob, electric oven, microwave, fridge and pantry.

**Utility Room:** 

UPVC window and UPVC doors to the front and rear, plumbed for washing machine.

Bedroom One: 12'2" 3.71m x 10'11" 3.33m

UPVC window and radiator.

Bedroom Two: 11'0" 3.35m x 9'0" 2.74m

UPVC window and radiator.

Bedroom Three: 7'11" 2.41m x 7'8" 2.33m

UPVC window and radiator.

Bathroom:

UPVC window, free standing bath, low level wc, pedestal wash hand basin, fully tiled and heated towel rail.

There are gardens to the front, side and to the rear. There is a driveway providing off street parking and a detached garage.

## PRIMARY SERVICES SUPPLY

Electricity: MAINS Water: MAINS Sewerage: MAINS Heating: MAINS Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the

Length of Lease: 999 years from 1 June 1964 Ground Rent: £7.50 per annum

COUNCIL TAX BAND: D EPC RATING: D

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Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

ortant Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this prop lars are produced in good faith, are set out as a general guide only and do not co measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to rech measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the l 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

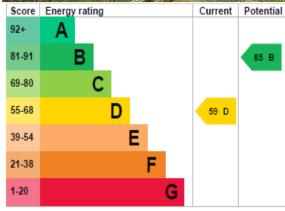
<u>verification from their solicit</u>or. No persons in the employment of RMS has any authority to make or give any repress

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we old 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 ca electronic identity verification. This is not a credit check and will not affect your credit score.









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