



Park Field Ryton

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

Offers Over £ 145,000



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ROOK
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98 Park Field

Ryton, NE40 3RW

THREE BEDROOM SEMI DETACHED HOME ON THE POPULAR PARK FIELD ESTATE AVAILABLE WITH NO ONWARD CHAIN. COMPRISING OF ENTRANCE HALL LEADING TO LIVING ROOM, DINING ROOM AND KITCHEN. TO THE FIRST FLOOR THERE ARE TWO DOUBLE BEDROOMS WITH STORAGE, SINGLE BEDROOM AND BATHROOM. EXTERNALLY THERE ARE GARDENS TO FRONT AND REAR AND OFF STREET PARKING AVAILABLE. THE PROPERTY OFFERS ANY PURCHASER TO PUT THEIR OWN STAMP ON THEIR HOME. CALL US NOW TO ARRANGE A VIEWING AND AVOID DISAPPOINTMENT.

Entrance:

UPVC door to the front and UPVC window.

Lounge: 13'6" 4.12m into alcove x 11'11" 3.63m

UPVC window and radiator.

Dining Room: 15'10" 4.83m x 9'7" 2.92m

Two UPVC windows, storage and radiator.

Kitchen: 11'0" 3.35m x 5'10" 1.9m

UPVC window, door to garden, fitted with a range of matching wall and base units with work surfaces above incorporating sink and drainer, gas cooker point, plumbed for washing machine, fully tiled and radiator.

First Floor Landing:

UPVC window.

Bedroom One: 11'4" 3.45m x 11'2" 3.40m

UPVC window, storage and radiator.

Bedroom Two: 10'10" 3.30m x 8'10" 2.69m

UPVC window, storage and radiator.

Bedroom Three: 9'0" 2.74m x 5'4" 1.62m plus radiator

UPVC window, storage and radiator.

Bathroom wc:

Two UPVC windows, bath with shower over, low level wc, vanity wash hand basin, full tiled and radiator.

Externally:

There are gardens to both the front and rear of the property. There is a driveway providing off street parking.

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 know 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: B

EPC RATING: E

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	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

