



## Sanderling Close Ryton

- Semi Detached House
- Three Bedrooms
- Kitchen Diner
- Sun Room
- Gardens & Driveway

**£ 215,000**



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# 12a Sanderling Close

Ryton, NE40 3HE

THIS CHARMING SEMI-DETACHED PROPERTY IS CURRENTLY LISTED FOR SALE AND IS IN GOOD CONDITION. BOASTING THREE BEDROOMS, BATHROOM AND EN-SUITE THIS PROPERTY IS IDEAL FOR FAMILIES OR COUPLES LOOKING FOR A COMFORTABLE SPACE TO CALL HOME.

THE PROPERTY FEATURES A RECEPTION ROOM, ADORNED WITH LARGE WINDOWS THAT ALLOW FOR AN ABUNDANCE OF NATURAL LIGHT TO FLOOD THE LIVING SPACE. A WELL-APPOINTED KITCHEN, COMPLETE WITH DINING SPACE, OFFERS A WELCOMING ENVIRONMENT FOR AT-HOME COOKING AND DINING.

THE FIRST BEDROOM IS A SPACIOUS DOUBLE ROOM WITH AN EN-SUITE FOR ADDED CONVENIENCE AND PRIVACY. THE SECOND BEDROOM IS ALSO A GENEROUS DOUBLE ROOM, PROVIDING AMPLE SPACE FOR REST AND RELAXATION.

ONE OF THE STANDOUT FEATURES OF THIS PROPERTY IS THE CONSERVATORY, ADDING AN EXTRA DIMENSION TO THE HOME AND OFFERING A SERENE SPACE TO RELAX.

LOCATED IN A QUIET AREA WITH NEARBY PARKS, THIS PROPERTY PROVIDES A PEACEFUL SETTING WHILST STILL BEING CONVENIENTLY CLOSE TO OUTDOOR SPACES FOR RECREATIONAL ACTIVITIES. THE CONDITION OF THE PROPERTY, COUPLED WITH ITS LOCATION AND FEATURES, MAKES THIS A FANTASTIC OPPORTUNITY FOR THOSE LOOKING TO SETTLE IN A TRANQUIL YET ACCESSIBLE LOCATION.

THIS PROPERTY'S NEUTRAL TONE AND UNASSUMING CHARM MAKE IT A PERFECT CANVAS FOR YOU TO ADD YOUR PERSONAL TOUCH AND MAKE IT YOUR OWN. DON'T MISS OUT ON THE OPPORTUNITY TO VIEW THIS DELIGHTFUL HOME. The accommodation:

**Porch:**  
UPVC Door to the front and UPVC window.

**Lounge:** 14'3" 4.34m x 11'7" 3.53m  
UPVC window and radiator.

**Kitchen Diner:** 19'9" 6.02m x 9'4" 2.84m  
Fitted with a range of matching wall and base units with work surfaces above incorporating Belfast sink unit, tiled splash backs, integrated five burner gas hob and electric oven, plumbed for washing machine, under stairs storage and vertical radiator.

**Sun Room:** 11'2" 3.40m x 8'10" 2.69m  
UPVC windows, UPVC French doors and radiator.

**First Floor Landing:**  
Storage and loft access.

**Bedroom One:** 14'0" 4.27m x 9'8" 2.95m  
UPVC window and radiator.

**En Suite:**  
UPVC window, walk in shower, low level wc, vanity wash hand basin, fully tiled and heated towel rail.

**Bedroom Two:** 11'1" 3.38m x 9'10" 2.99m  
UPVC window and radiator.

**Bedroom Three:** 9'8" 2.95m x 8'4" 2.54m  
UPVC window and radiator.

**Bathroom wc:**  
UPVC window, bath, low level wc, vanity wash hand basin, fully tiled and heated towel rail.

**Externally:**  
To the rear of the property there is a low maintenance garden. To the front there is a garden and 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 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  
RY00006459.VS.EW.10.04.2024.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 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

