



The Lonnen Ryton

- Semi Detached House
- Three Bedrooms
- Ground Floor WC
- Gardens
- Driveway

OIEO £ 190,000



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Ryton, NE40 3EY

WELCOME TO THIS ABSOLUTELY IMMACULATE SEMI-DETACHED PROPERTY WHICH IS NOW UP FOR SALE! THIS HOME HAS BEEN LOVINGLY MAINTAINED AND IS READY FOR YOU TO MOVE IN AND START MAKING WONDERFUL MEMORIES.

WITH THREE INVITING BEDROOMS, THIS PROPERTY OFFERS PLENTY OF SPACE FOR EVERYONE. THE TWO DOUBLE BEDROOMS ARE PERFECT FOR COUPLES OR FOR THOSE WHO ENJOY A LITTLE EXTRA ROOM. THE THIRD BEDROOM, WHILE BEING A SINGLE, IS SURPRISINGLY SPACIOUS AND COULD EASILY BE USED AS A HOME OFFICE OR PLAYROOM.

A HIGHLIGHT OF THIS PROPERTY IS ITS RECEPTION ROOM. THIS SPACE IS WARM AND INVITING, PERFECT FOR ENTERTAINING OR UNWINDING AFTER A LONG DAY. AND IT COMES WITH AN EXTRA TREAT – DIRECT ACCESS TO A LOVELY GARDEN. IMAGINE OPENING THE DOORS TO YOUR OWN PRIVATE OASIS WHERE YOU CAN RELAX, PLAY, OR ENTERTAIN OUTDOOR BBQ PARTIES.

THE PROPERTY ALSO BOASTS A WELL-MAINTAINED KITCHEN, READY FOR YOU TO PREPARE YOUR FAVOURITE MEALS. WHETHER YOU'RE AN EXPERIENCED CHEF OR A NOVICE COOK, THIS KITCHEN WILL SURELY INSPIRE YOUR CULINARY CREATIVITY.

LOCATED IN A FRIENDLY NEIGHBOURHOOD WITH NEARBY SCHOOLS, THIS HOUSE IS IDEAL FOR FAMILIES LOOKING FOR A PEACEFUL PLACE TO RAISE THEIR CHILDREN. MOREOVER, THE STRONG LOCAL COMMUNITY WILL MAKE YOU FEEL AT HOME IN NO TIME. BUT IT'S NOT JUST FAMILIES WHO WILL LOVE IT HERE; COUPLES SEEKING A QUIET RETREAT WITH PLENTY OF SPACE WILL ALSO FIND THIS PROPERTY A PERFECT FIT.

The accommodation:

Entrance:

Composite door to the front, two storage cupboards and radiator.

WC:

Low level wc, vanity wash hand basin and part tiled.

Kitchen: 10'9" 3.28m x 8'8" 2.64m

UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit with drainer, tiled splash backs, integrated gas hob, electric oven, plumbed for washing machine and radiator.

Lounge: 16'1" 4.90m x 15'1" 4.59m

UPVC window, UPVC French doors and radiator.

First Floor Landing:

Loft access and two storage cupboards.

Bedroom One: 11'10" 3.61m plus alcove x 8'8" 2.64m

UPVC window and radiator.

Bedroom Two: 15'1" 4.59m x 8'8" 2.64m

UPVC window and radiator.

Bedroom Three: 10'6" 3.20m x 7'1" 2.16m

UPVC window and radiator.

Bathroom wc:

UPVC window, bath with shower over, low level wc, pedestal wash hand basin, part tiled and radiator.

Externally:

To the front of the property there is a garden and a driveway providing off street parking. To the rear there is a lawned garden with a decked area.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: SATELLITE

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: B

EPC RATING: B

RY00006542.VS.EW.08.04.2024.V.1.



Score	Energy rating	Current	Potential
92+	A		113 A
81-91	B	82 B	
69-80	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

