



## Beverley Gardens

Ryton

- Mid Terrace House
- Three Bedrooms
- Two Reception Rooms
- Front Garden & Rear Yard
- No Onward Chain

**OIEO £ 240,000**



0191 413 1313  
2 Grange Road, Ryton, NE40 3LT

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[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[ryton@rmsestateagents.co.uk](mailto:ryton@rmsestateagents.co.uk)



# 3 Beverley Gardens

Ryton, NE40 3BQ

THIS TERRACED HOUSE, CURRENTLY LISTED FOR SALE, IS LOCATED IN A SOUGHT-AFTER AREA AND IS IDEAL FOR FAMILIES. THE HOME BOASTS THREE BEDROOMS, ONE BATHROOM, TWO RECEPTION ROOMS, AND A KITCHEN, MAKING IT THE PERFECT SETTING FOR A GROWING FAMILY.

THE FIRST TWO BEDROOMS ARE BOTH DOUBLE, EACH FEATURING BUILT-IN WARDROBES PROVIDING AMPLE STORAGE SPACE. THE THIRD BEDROOM, ALTHOUGH A SINGLE, OFFERS A SPACIOUS LAYOUT THAT CAN BE ADAPTED TO SUIT VARIOUS NEEDS.

THE BATHROOM IS WELL-APPOINTED WITH A SEPARATE BATH AND SHOWER, PROVIDING THE FLEXIBILITY TO CATER FOR EVERYONE'S PREFERENCES. THE HOME ALSO BENEFITS FROM A DOWNSTAIRS WC, ADDING TO THE CONVENIENCE OF THE PROPERTY.

THE KITCHEN IS EQUIPPED WITH A USEFUL UTILITY ROOM, PROVIDING ADDITIONAL SPACE FOR STORAGE OR LAUNDRY. ADJACENT TO THE KITCHEN, YOU WILL FIND THE FIRST RECEPTION ROOM. THIS SPACE IS FILLED WITH NATURAL LIGHT, THANKS TO LARGE WINDOWS AND OFFERS A STUNNING GARDEN VIEW. A COSY FIREPLACE ADDS A TOUCH OF CHARM AND PROVIDES A WARM, INVITING ATMOSPHERE DURING COLDER MONTHS. THE SECOND RECEPTION ROOM IS SEPARATE, OFFERING A QUIETER SPACE FOR RELAXATION OR STUDY.

THE PROPERTY ALSO OFFERS A FRONT GARDEN AND A REAR YARD, PERFECT FOR OUTDOOR ACTIVITIES OR SUMMER BARBEQUES. ADDITIONALLY, THERE IS AN OPTION FOR AN ALLOTMENT VIA SEPARATE NEGOTIATION. IMPORTANTLY, THERE IS NO ONWARD CHAIN, SIMPLIFYING THE PURCHASING PROCESS.

Entrance:

Wooden door to the front, wooden and stained-glass door to;

Hallway:

Under stairs storage and radiator.

Lounge: 14'10" 4.52m into bay x 14'2" 4.32m into alcove

UPVC bay window to the front, gas fire with surround and radiator.

Dining Room: 13'9" 4.19m x 12'10" 3.91m into alcove

UPVC window, gas fire with surround and radiator.

Kitchen: 17'8" 5.38m x 7'9" 2.36m

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, integrated ceramic hob and oven, integrated fridge freezer, plumbed for dishwasher and radiator.

Utility Room:

Wooden door to the yard, UPVC window, fitted with a range of wall units incorporating stainless steel sink unit with drainer and plumbed for washing machine.

WC:

Low level wc and wash hand basin.

First Floor Landing:

Bedroom One: 13'2" 4.01m 10'7" 3.22m

UPVC window, fitted wardrobes and radiator.

Bedroom Two: 13'1" 3.99m x 10'4" 3.15m

UPVC window, fitted wardrobes and radiator.

Bedroom Three: 8'11" 2.72m x 8'10" 2.69m

UPVC window and radiator.

Bathroom wc:

Two UPVC windows, bath, shower, low level wc, wash hand basin and radiator.

Externally:

There is a garden to the front and a yard to the rear.

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: UNKNOWN

Mobile Signal Coverage Blackspot: NO

Parking: 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: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	55 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

