



Grange Drive Ryton

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Conservatory
- Gardens, Driveway & Garage

£ 250,000



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24 Grange Drive

Ryton, NE40 3LF

THIS IMMACULATE SEMI-DETACHED HOUSE IS ON THE MARKET, EAGERLY AWAITING ITS NEW OWNERS. NESTLED IN A SOUGHT-AFTER LOCATION, THIS PROPERTY IS IDEAL FOR FAMILIES LOOKING FOR A BLEND OF COMFORT AND PRACTICALITY.

THE HOUSE IS GRACED WITH THREE BEDROOMS, TWO OF WHICH ARE SPACIOUS DOUBLE BEDROOMS. THE MASTER BEDROOM OFFERS THE ADDED LUXURY OF BUILT-IN WARDROBES, PROVIDING ABUNDANT STORAGE SPACE. THE THIRD BEDROOM IS A COSY SINGLE ROOM, PERFECT FOR A CHILD OR FOR USE AS A HOME OFFICE.

THE PROPERTY'S LIVING SPACES ARE EQUALLY IMPRESSIVE, BOASTING TWO RECEPTION ROOMS. THE FIRST RECEPTION ROOM IS ADORNED WITH LARGE WINDOWS THAT ALLOW AN ABUNDANCE OF NATURAL LIGHT TO CASCADE IN, AND THE ADDED FEATURE OF A FIREPLACE CREATES A COSY ATMOSPHERE. THE SECOND RECEPTION ROOM IS SEPARATE, PROVIDING A VERSATILE SPACE FOR VARIOUS USES.

CULINARY ENTHUSIASTS WILL APPRECIATE THE KITCHEN WHICH OFFERS PLENTY OF DINING SPACE. A SINGLE BATHROOM WITH A SHOWER OVER BATH SETUP CATERES FOR THE FAMILY.

HOWEVER, THE ALLURE OF THIS HOUSE EXTENDS BEYOND ITS INTERIOR. IT HAS A CONSERVATORY, A LARGE GARDEN, AND A DRIVEWAY THAT CAN ACCOMMODATE MULTIPLE CARS. PLUS, IT COMES WITH A GARAGE TO SECURE YOUR VEHICLE OR FOR EXTRA STORAGE. AN ADDITIONAL LOFT ROOM PROVIDES FURTHER SPACE FOR YOUR NEEDS.

IN SHORT, THIS PROPERTY IS A STUNNING EXAMPLE OF A HOME THAT COMBINES STYLE, SPACE, AND FUNCTIONALITY. ITS IMMACULATE CONDITION MEANS YOU CAN MOVE STRAIGHT IN AND START ENJOYING THE COMFORTS OF YOUR NEW HOME.

Entrance:

Composite door to the front, wooden door to;

Hallway:

Understairs storage and radiator.

Lounge: 16'11" 5.16m into alcove 12'8" 3.86m

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

Dining Room: 13'8" 4.17m x 10'5" 3.18m

French doors to lounge and radiator.

Kitchen Diner: 19'4" 5.89m x 13'8" 4.17m

UPVC window, UPVC door to the conservatory, 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 splashbacks, , free standing cooker, integrated fridge and radiator.

Utility Room:

UPVC window, fitted with a range of wall and base units with work surfaces above, plumbed for washing machine and radiator.

Conservatory:

UPVC windows, UPVC French doors and UPVC door to the garden, tiled roof.

First Floor Landing:

Radiator.

Bedroom One: 11'8" 3.56m plus robes x 9'10" 2.99m

Double glazed window, fitted wardrobes and radiator.

Bedroom Two: 9'0" 2.74m plus recess x 9'0" 2.74m

UPVC window and radiator.

Bedroom Three: 9'2" 2.79m x 7'10" 2.39m

UPVC window and radiator.

Bathroom:

UPVC window, bath with shower, low level wc, wash hand basin, fully tiled, storage and radiator.

Loft Room:

Double glazed window.

Externally:

There is a garden to the rear of the property. To the front there is also a garden with a substantial driveway providing off street parking leading to a garage.

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: D

EPC RATING: D

RY00006762.VS.EW.21.02.2025.V.2.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 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.

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