



## Holburn Lane Ryton

- Semi Detached Bungalow
- Two Bedrooms
- Driveway & Garage
- No Onward Chain
- Freehold

**OIEO £ 250,000**



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ROOK  
MATTHEWS  
SAYER

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# 10 Holburn Lane

Ryton, NE40 3DF

THIS IMMACULATE DETACHED BUNGALOW IS NOW ON THE MARKET AND PROVIDES AN EXCELLENT OPPORTUNITY FOR THOSE SEEKING A COMFORTABLE AND WELL-MAINTAINED HOME. THE PROPERTY IS BEAUTIFULLY PRESENTED, OFFERING A HIGH STANDARD OF LIVING WITH NO ONWARD CHAIN.

UPON ENTERING THE PROPERTY, YOU ARE GREETED BY A SPACIOUS RECEPTION ROOM, FLOODED WITH NATURAL LIGHT FROM THE LARGE WINDOWS, CREATING A WARM AND WELCOMING ENVIRONMENT. THE KITCHEN IS A PARTICULAR HIGHLIGHT, FITTED WITH SLEEK WOOD COUNTERTOPS AND INTEGRATED APPLIANCES THAT ARE SURE TO EXCITE ANY HOME COOK.

THE BUNGALOW BOASTS TWO DOUBLE BEDROOMS, PROVIDING AMPLE SPACE FOR REST AND RELAXATION. THE MODERN AND STYLISH BATHROOM COMPLETES THE INTERNAL ACCOMMODATION, ADDING A TOUCH OF CLASS TO THIS CHARMING HOME.

THE EXTERIOR OF THE PROPERTY IS EQUALLY IMPRESSIVE. A DRIVEWAY PROVIDES OFF-STREET PARKING, AND TO THE REAR, YOU'LL FIND A LOW MAINTENANCE GARDEN, PERFECT FOR THOSE SEEKING AN OUTDOOR SPACE WITHOUT THE HASSLE OF EXTENSIVE UPKEEP.

THE BUNGALOW IS IDEALLY LOCATED, BENEFITING FROM PUBLIC TRANSPORT LINKS AND IS SITUATED IN A SOUGHT-AFTER LOCATION. THIS PROPERTY TRULY OFFERS A PERFECT BLEND OF TRANQUILITY AND CONVENIENCE.

IN SUMMARY, THIS PROPERTY PRESENTS A FANTASTIC OPPORTUNITY TO ACQUIRE A DETACHED BUNGALOW IN AN EXCELLENT LOCATION. WITH ITS WELL-PROPORTIONED ROOMS, MODERN KITCHEN, STYLISH BATHROOM, AND SUPERB LOCATION, IT'S A HOME THAT'S SURE TO APPEAL TO A WIDE RANGE OF BUYERS. DON'T MISS OUT ON THIS FANTASTIC OPPORTUNITY.

## Entrance:

Composite door to the left and radiator

## Living Room:

11'11" 3.63m x (Into alcove) (Max) x 15'1" 4.59m

UPVC window, radiator, and double doors

## Kitchen:

9'2" 2.79m x 10'2" 3.10m (into recess of door)

Wall and base units, integrated electric cooker, integrated electric hob and extractor, integrated washer, undercounter integrated fridge and under counter integrated freezer, UPVC window, UPVC door to garage

## Bedroom One:

11'10" 3.61m x 13'0" 3.96m

UPVC window and radiator

## Bedroom Two:

9'2" 2.79m x 9'6" 2.90m

UPVC window and radiator

## Bathroom

Fully tiled, bath with shower, low level wc, basin and cabinet, heated towel rail, UPVC window

## External

Double Driveway to front

Low maintenance garden to the rear

## 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: D

RY00005009/V5/EW/17.03.2025/V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 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

