



Rectory Lane Winlaton

- Semi Detached House
- Three Bedrooms
- Conservatory
- Gardens, Driveway & Garage
- No Onward Chain

OIEO £ 175,000



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65 Rectory Lane

Winlaton, NE21 6PJ

THIS IS A SPLENDID OPPORTUNITY, ESPECIALLY FOR FIRST-TIME BUYERS OR FAMILIES LOOKING TO SETTLE IN A HOMELY ENVIRONMENT.

THE PROPERTY COMPRISES A TOTAL OF THREE BEDROOMS. TWO OF THESE ARE SPACIOUS DOUBLE BEDROOMS PROVIDING AMPLE ROOM FOR RELAXATION AND COMFORT. THE THIRD ROOM IS A COSY SINGLE BEDROOM, PERFECT FOR A CHILD'S ROOM, A GUEST ROOM, OR EVEN TRANSFORMED INTO AN OFFICE SPACE.

IN THE HEART OF THE HOUSE, YOU WILL FIND A CHARMING RECEPTION ROOM. IT FEATURES AN OPEN-PLAN LAYOUT THAT IS PERFECT FOR ENTERTAINING AND FAMILY GATHERINGS. THE ROOM IS BRIGHT AND INVITING, THANKS TO THE LARGE WINDOWS THAT FLOOD THE SPACE WITH NATURAL LIGHT.

THE HOUSE ALSO BOASTS A NEWLY FITTED KITCHEN, READY FOR YOU TO PREPARE YOUR FAMILY'S FAVOURITE MEALS. THE PROPERTY ALSO BENEFITS FROM A BEAUTIFULLY RENOVATED BATHROOM, WHICH ADDS A MODERN TOUCH TO THIS WELL-MAINTAINED HOME.

ADDITIONAL FEATURES INCLUDE A LOVELY CONSERVATORY WHERE YOU CAN ENJOY YOUR MORNING COFFEE WHILE SOAKING UP THE SUN, AND THE BEST PART IS THAT THERE'S NO ONWARD CHAIN, ENSURING A SMOOTH TRANSACTION. THIS HOUSE IS ONE OF THE SIX PRIVATELY BUILT HOUSES IN THE STREET, CREATING A SENSE OF EXCLUSIVE LIVING.

THE LOCATION COULDN'T BE MORE IDEAL. EXCELLENT PUBLIC TRANSPORT LINKS ARE WITHIN REACH, MAKING YOUR DAILY COMMUTE A BREEZE. LOCAL AMENITIES AND SCHOOLS ARE ALSO NEARBY, ADDING TO THE CONVENIENCE OF LIVING IN THIS AREA.

DON'T HESITATE! THIS PROPERTY COULD BE THE DREAM HOME YOU'VE BEEN WAITING FOR.

Porch:
Composite door and UPVC windows.

Hallway:
Radiator.

WC:
UPVC window, low level wc, wash basin, part tiled and part cladded.

Lounge: 15'7" 4.75m x 11'4" 3.45m max
UPVC window to the front, log burner, radiator and open plan to;

Dining Room: 11'8" 3.56m x 8'2" 2.48m
Radiator and sliding doors to;

Conservatory: 9'9" 2.97m x 9'5" 2.87m
Wood framed and radiator.

Kitchen: 12'6" 3.81m x 11'9" 3.58m
Newly fitted, UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating sink unit and drainer, integrated oven and hob, integrated dishwasher and radiator.

First Floor Landing:
UPVC window.

Bedroom One: 13'8" 4.17m x 9'10" 2.99m
UPVC window, fitted wardrobes, built in storage and radiator.

Bedroom Two: 8'4" 2.54m x 8'2" 2.48m
UPVC window, storage and radiator.

Bedroom Three: 11'11" 3.63m x 6'2" 1.88m plus robes
UPVC window, fitted wardrobes and radiator.

Bathroom:
Newly fitted. UPVC window, bath with shower over, low level wc, vanity wash hand basin fully cladded and heated towel rail.

Externally:
To the rear of the property there is a garden with an outhouse. To the front there is a further garden and a driveway providing off street parking and a garage.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: CABLE
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

RY00007110.VS.EW.01.05.2025.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 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

