



# *Beechwood Avenue*

RYTON, NE40 3LX

ROOK  
MATTHEWS  
SAYER

*Fine* LIVING



5 BEDROOMS  
2 BATHROOMS  
3 RECEPTION ROOMS

**£670,000**

## *Stunning semi-detached period home*

This stunning period home in the heart of Ryton on a desirable leafy street is available for sale. Finished to the highest standard with spacious rooms and exquisite features. Close to local amenities, transport links and schools the property is waiting for a new family to call it home.





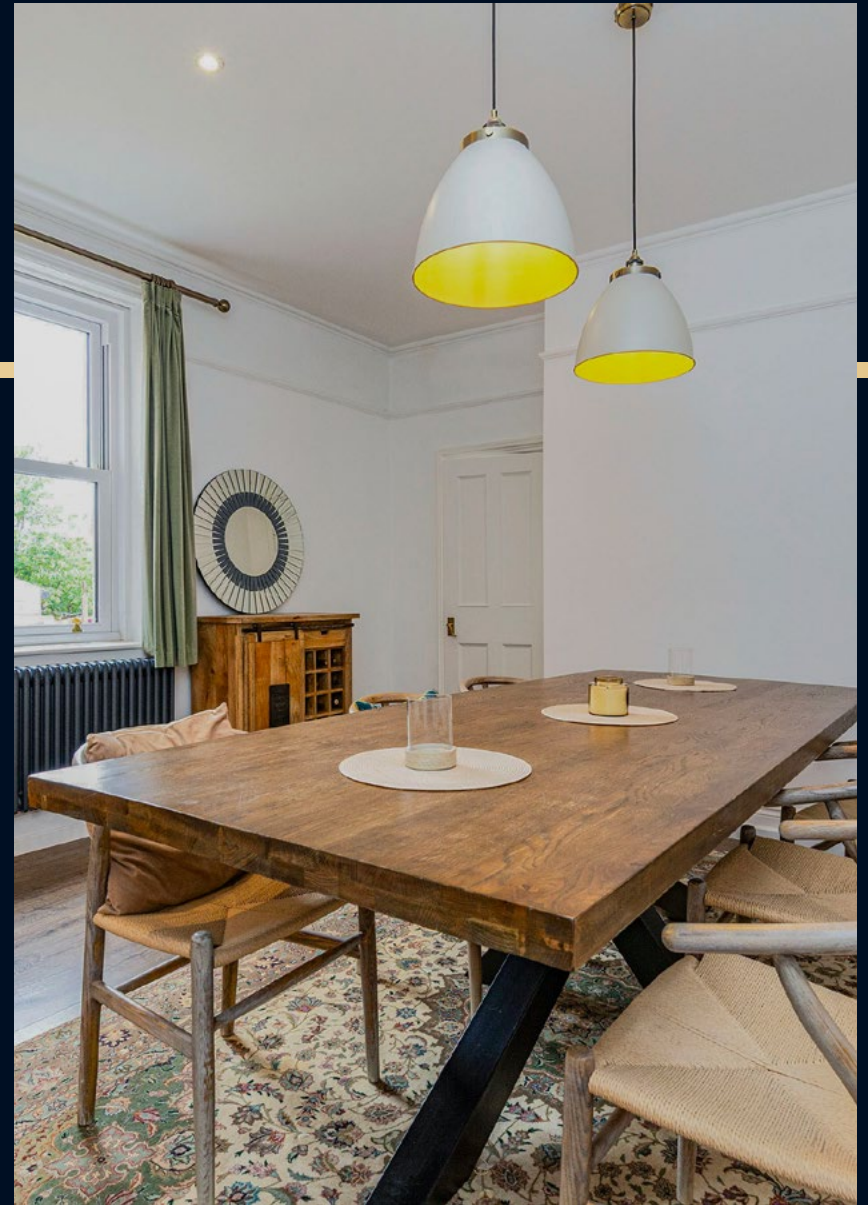
## *Cosy family room and impressive formal living room*

With two reception rooms adorned with period features and both with a charming fireplace there is ample space for the whole family to relax.

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)

## *Stylish kitchen and family dining room*

The family dining room is the perfect space for entertaining which leads on to the stylish kitchen with clever storage solutions and Bi-fold doors that lead on to the external terrace, the perfect spot to enjoy breakfast in the sunshine or a glass of wine in the evening



## *A stand out master suite*

A superb master suite with sash windows allowing the light to flood in, walk in wardrobe and an exquisite En-suite shower room.





## *Spacious, light-filled bedrooms and a stunning master bedroom*

The remaining bedrooms are set over the second and third floors, each offering ample space and their own unique charm. The family bathroom is finished to the highest standard with roll top bath and walk in rainfall shower

## *Stunning garden*

Externally the property offers just as much as inside, with a walled garden to the front, terrace to the side and a wonderful garden to the rear the property offers the perfect space for those with green fingers or who simply want to enjoy the outdoors. There is a large driveway providing off street parking for multiple vehicles.



# Property Description

## Porch:

Composite door to the front, tiled floor and wooden door to;

## Hallway:

Solid wood flooring, under stairs storage and radiator.

## WC:

Low level wc, vanity wash hand basin, storage, tiled floor and panelled walls.

## Lounge (20'3" / 6.19m x 17'0" / 5.18m max):

Bay sash windows, open fire with surround, ceiling rose, coving to ceiling, picture rail and solid wood flooring.

## Second Lounge (16'4" / 4.98m into bay x 14'1" / 4.29m into alcove):

Sash windows, log burner with surround, ceiling rose, coving to ceiling picture rail and radiator.

## Dining Room (13'4" / 4.06m x 12'8" / 3.86m):

Sash window, storage and radiator.

## Kitchen (19'1" / 5.82m x 12'5" / 3.78m):

Two skylights, ash window, two further windows, Bi-fold doors, fitted with a range of tall matching wall and base units with work surfaces above incorporating one and a half bowl sink unit with drainer, Range style cooker, wine cooler, integrated dishwasher, kitchen Island, pantries and two vertical radiators.

## First Floor Landing:

Split level, sash window and radiator.

## Bedroom One (20'3" / 6.15m into alcove x 13'8" / 4.17m):

Two sash windows, walk in wardrobes, solid wood flooring and radiator.

## En-suite:

Sash window, walk in shower, low level wc, vanity wash hand basin, part tiled and heated towel rail. Underfloor heating.

## Bedroom Two (13'4" / 4.06m x 12'2" / 3.71m into alcove):

Sash window, fireplace, solid wood flooring and radiator.

## Bedroom Three (12'8" / 3.86m x 7'2" / 2.18m):

Sash window and radiator.

## Bathroom:

Two sash windows, free standing bath, large walk in rainfall shower, low level wc, his and hers vanity wash hand basis, bidet and heated towel rail. Underfloor heating.

## Second Floor Landing:

Skylight and storage.

## Bedroom Four (13'6" / 4.12m x 11'2" / 3.40m):

Sash window.

## Bedroom Five (16'7" / 5.05m x 13'6" / 4.12m L Shaped):

Two sash windows, fireplace and electric heater.

## Externally:

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

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

**Mining:** The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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

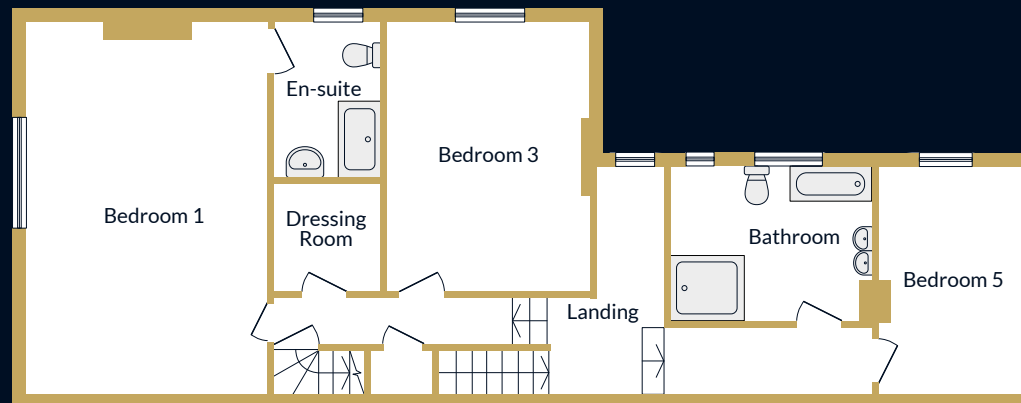
**Council Tax Band:** E

**EPC Rating:** D

## *Floor plans*



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



For more information please contact our branch today via:

**T: 0191 413 1313    [ryton@rmsestateagents.co.uk](mailto:ryton@rmsestateagents.co.uk)**

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