



Grayling Way Ryton

- Detached House
- Four Bedrooms
- En Suite to Master Bedroom
- Front & Rear Gardens
- Driveway & Garage

£ 345,000



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94 Grayling Way

Ryton, NE40 3BZ

FOR SALE IS THIS IMMACULATE DETACHED HOUSE, A PROPERTY OF DISTINCTION BOASTING A PLETHORA OF FEATURES THAT ADD TO ITS CHARM. LOCATED IN A HIGHLY SOUGHT-AFTER LOCATION, NEAR LOCAL AMENITIES, THIS PROPERTY IS IDEAL FOR FAMILIES LOOKING FOR A BLEND OF COMFORT, CONVENIENCE AND LUXURY.

THE PROPERTY FEATURES FOUR GENEROUS DOUBLE BEDROOMS. THE FIRST BEDROOM IS A MAGNIFICENT SUITE, OFFERING AN EN-SUITE BATHROOM, BUILT-IN WARDROBES AND A DEDICATED DRESSING AREA. THE SECOND BEDROOM ALSO FEATURES BUILT-IN WARDROBES, WHILE THE REMAINING TWO DOUBLE BEDROOMS OFFER AMPLE SPACE FOR PERSONALISATION.

A FAMILY BATHROOM COMPLEMENTS THE SLEEPING QUARTERS, PROVIDING A COMFORTABLE AND CONVENIENT BATHING AREA FOR THE RESIDENTS.

THIS HOME BOASTS A SINGLE RECEPTION ROOM, FEATURING A BAY WINDOW THAT ALLOWS FOR AMPLE NATURAL LIGHT TO FLOOD THE SPACE. THIS ROOM PROVIDES A WARM AND WELCOMING ENVIRONMENT FOR FAMILY GATHERINGS OR ENTERTAINING GUESTS.

THE HEART OF THIS HOME IS UNDOUBTEDLY THE OPEN-PLAN KITCHEN, FILLED WITH NATURAL LIGHT. THIS SPACE INCORPORATES A DINING AREA AND A FAMILY ROOM, CREATING A COMMUNAL AREA WHERE EVERYONE CAN GATHER AND SPEND TIME TOGETHER. FRENCH DOORS LEAD OUT TO A LARGE REAR GARDEN, PERFECT FOR AL FRESCO DINING AND SUMMER BARBECUES.

ADDITIONAL FEATURES OF THIS PROPERTY INCLUDE A DOUBLE DRIVEWAY AND A GARAGE, OFFERING AMPLE PARKING AND STORAGE SPACE. THE PROPERTY IS IN AN IMMACULATE CONDITION, READY FOR NEW OWNERS TO MOVE IN AND START MAKING MEMORIES. THIS IS A FANTASTIC OPPORTUNITY TO ACQUIRE A BEAUTIFUL FAMILY HOME IN A DESIRABLE LOCATION, COMBINING STYLE, SPACE AND PRACTICALITY.

Entrance:
Composite door to the front and radiator.

WC:
Low level wc, vanity was hand basin, part tiled and heated towel rail.

Lounge: 12'6" x 3.8m plus bay x 10'6" x 3.20m
UPVC bay window to the front and radiator.

Kitchen Diner/Family Room: 27'8" x 8.43m x 9'4" x 2.84m
UPVC French doors, two UPVC windows, 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 gas hob, electric oven and grill, integrated fridge freezer and dishwasher, living and dining space and two radiators.

Utility Room:
Plumbed for washing machine and radiator.

First Floor Landing:
Radiator.

Bedroom One: 16'8" x 5.08m max x 14'5" x 4.39m max
Two UPVC windows, fitted storage with dressing area and radiator.

En Suite:
UPVC window, large shower, low level wc, wash hand basin and radiator.

Bedroom Two: 12'4" x 3.76m x 9'7" x 2.92m
UPVC window, fitted storage and radiator.

Bedroom Three: 14'11" x 4.55m into alcove x 8'4" x 2.54m
UPVC window and radiator.

Bedroom Four: 11'4" x 3.45m x 10'6" x 3.20m
UPVC window and radiator.

Bathroom:
UPVC window, bath, low level wc, wash hand basin and radiator.

Externally:
To the front of the property there is a garden with a driveway providing off street parking leading to a garage. To the rear there is a large garden.

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: E

EPC RATING: B
RY00007017.VS.EW.10.06.2025.V.1.



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

