



Meadow Walk

Ryton

- First Floor Flat
- Two Bedrooms
- Garage & Driveway
- Rear Garden
- No Onward Chain

OIEO £ 130,000



0191 413 1313
2 Grange Road, Ryton, NE40 3LT

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
ryton@rmsestateagents.co.uk

12 Meadow Walk

Ryton, NE40 3RX

AN IMMACULATE FLAT IS NOW AVAILABLE FOR SALE IN A SOUGHT-AFTER LOCATION. THIS PROPERTY SHOWCASES SHEER ELEGANCE COMBINED WITH MODERN-DAY COMFORTS, MAKING IT AN IDEAL CHOICE FOR FIRST-TIME BUYERS.

THE FLAT FEATURES A WELL-PROPORTIONED RECEPTION ROOM, CHARACTERISED BY LARGE WINDOWS THAT ALLOW NATURAL LIGHT TO FLOOD THE ROOM, CREATING A BRIGHT AND WELCOMING LIVING SPACE. THE KITCHEN HAS ALSO BEEN RECENTLY UPDATED TO A HIGH STANDARD, OFFERING A CONTEMPORARY SETTING THAT BENEFITS FROM A GENEROUS AMOUNT OF NATURAL LIGHT.

THE PROPERTY OFFERS TWO BEDROOMS, ONE BEING A SPACIOUS DOUBLE BEDROOM COMPLETE WITH BUILT-IN WARDROBES AND ACCESS TO A LOFT SPACE, PROVIDING AMPLE STORAGE SOLUTIONS. THE SECOND BEDROOM IS A SINGLE ROOM, PERFECT FOR USE AS A GUEST ROOM OR HOME OFFICE. THE BATHROOM HAS BEEN RECENTLY UPDATED, BRINGING A TOUCH OF MODERNITY AND LUXURY TO THE PROPERTY.

ONE OF THE STANDOUT FEATURES OF THIS PROPERTY IS THE REAR GARDEN, A TRANQUIL SPACE PERFECT FOR ENJOYING WARM SUMMER EVENINGS. ADDITIONALLY, THE PROPERTY BENEFITS FROM A GARAGE AND OFF-STREET PARKING, ADDING CONVENIENCE FOR RESIDENTS.

THE LOCATION OF THIS PROPERTY FURTHER ENHANCES ITS APPEAL. WITH EASY ACCESS TO PUBLIC TRANSPORT LINKS AND LOCAL AMENITIES, EVERYTHING YOU NEED IS WITHIN REACH. THIS LOVELY FLAT IS A TRUE GEM IN A SOUGHT-AFTER LOCATION, PROMISING A COMFORTABLE LIVING EXPERIENCE. DON'T MISS OUT ON THIS UNIQUE OPPORTUNITY.

The accommodation:

Entrance:

UPVC door to the front, UPVC window, storage/cloaks area.

First Floor Landing:

UPVC window, storage and radiator.

Lounge: 18'10" 5.74m x 13'2" 4.01m max

UPVC window, radiator and semi open plan to;

Kitchen: 9'11" 3.02m x 5'11" 1.80m

UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating sink with drainer, integrated electric hob and oven, plumbed for washing machine.

Bedroom One: 12'8" 3.86m x 10'0" 3.05m max

UPVC window, fitted storage, loft access and radiator.

Bedroom Two: 8'11" 2.72m x 8'4" 2.54m

UPVC window and radiator.

Bathroom wc:

UPVC window, bath with shower, vanity wash hand basin, low level wc, fully tiled and heated towel rail.

Externally:

There is a garden to the rear, a driveway providing off street parking and a garage.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: ADSL

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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 1 June 1964

Ground Rent: £12.60 per year.

COUNCIL TAX BAND: A

EPC RATING: C

RY00006226.VS.EW.04.06.2025.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 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

