



Dene Crescent Ryton

- Semi Detached Home
- Open Plan Living Space
- Extended Kitchen
- South Facing Garden
- Garage & Driveway

£ 250,000



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Dene Crescent

Ryton

PROPERTY DESCRIPTION

This immaculate semi-detached house offers a fantastic opportunity for families seeking a comfortable and versatile home in a sought-after location. Boasting three bedrooms, it provides ample space for modern living. The first bedroom features built-in wardrobes and generous proportions, while the second is a spacious double, and the third is a well-sized single bedroom, suitable for a child or home office.

The open-plan reception room is bright and inviting, benefiting from large windows and direct access to the south-facing garden, offering an ideal space for both entertaining and relaxation. Adjacent to the living and dining area is an extended kitchen, fitted with sleek granite countertops and bathed in natural light, making it a pleasant environment for meal preparation.

Additional highlights include a downstairs WC, a practical utility room that can also serve as office space, and a family bathroom equipped with a shower over the bath. Outside, the property enjoys its own driveway and garage, providing convenient off-street parking and storage solutions.

The property is conveniently situated close to public transport links and nearby parks, ensuring easy access to daily amenities and green open spaces. This well-presented family home combines practical features with a desirable setting, making it an appealing choice for those looking to settle in a vibrant community. Early viewing is recommended to fully appreciate the accommodation on offer.

Entrance:

Composite door to front, radiator and solid wood flooring.

WC:

Low Level WC, Basin and radiator.

Living spce: 29'3" 8.94m x 13'1" 4.02m (max)

Living and dining space, open plan, extended, UPVC window to front, UPVC French doors to rear, solid wood flooring, radiator x 2.

Kitchen: 9'0" 2.76m x 16'1" (max)

Extended, wall and base units, granite work surfaces, intergrated microwave, oven and grill, 5 burner gas hob, radiator, 1x UPVC window, 2 x sky light, solid wood flooring.

Office/Utility: 14'0" 4.28m x 6'8" 2.09m

Plumbing for washing machine, tall unit and base units, radiator, access to garage, UPVC door to garden.

Stairs to landing: UPVC window

Bedroom one: 12'4" 3.79m x 9'7" 2.97m + Wardrobes

UPVC window, radiator and fitted wardrobes.

Bedroom two: 11'8" 3.61m x 8'6" 2.63m

UPVC window and radiator.

Bedroom three:

8'0" 2.44m x 7'6" 2.34m

UPVC window and radiator

Bathroom:

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

Externally:

Garage, garden and driveway to front. South facing rear garden with lawn and patio

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.

construction)

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: TBC



EPC Will Go Here

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