



## Holly Avenue Ryton

- Terraced House
- Three Bedrooms
- Front garden & Rear yard
- On Street Parking
- No onward chain

**Offers in excess of  
£145,000**



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

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[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[ryton@rmsestateagents.co.uk](mailto:ryton@rmsestateagents.co.uk)



# Holly Avenue

Ryton

## PROPERTY DESCRIPTION

This charming terraced house is now available for sale in a sought-after location. The house is in good condition and it is ideally suited for first-time buyers and families. One of the key features of this house is its proximity to public transport links and nearby parks, ensuring you are never far from local amenities.

The property features a generous reception room, complete with a warming fireplace, providing an inviting space for family gatherings or just a quiet evening in. The house also comes with a well-sized kitchen, complete with built-in pantries and dining space, perfect for meal preparations and family dinners.

Accommodation comprises of three lovely bedrooms. Two of these are double bedrooms, providing ample space for furnishings and storage, and the third is a single bedroom, making it ideal for a child's room or home office.

The residence also boasts a downstairs bathroom, featuring a separate bath and shower, providing both convenience and a touch of luxury.

The property also benefits from a front garden and a rear yard, providing outdoor space for relaxation or a safe play area for children. An additional advantage is that there's no onward chain, making the buying process potentially quicker and simpler.

In conclusion, this terraced house is a wonderful opportunity for those looking to establish a home in a desirable location. Its good condition, outdoor spaces, and convenient features make it a truly attractive option for buyers.

### Entrance:

UPVC door to front, door to hallway and radiator.

Livingroom: 11'7 3.53m x 11'1 3.38m (Into alcove)

UPVC window, radiator, and electric fire with surround.

Kitchen: 11'7 3.53m x 12'5 3.78m (Max)

Wall and base units, pantry, electric hob, oven and extractor, radiator, UPVC window, stainless steel sink and drainer.

### Utility:

UPVC door to yard, radiator and plumbing for washing machine.

### Bathroom:

Part tiled, bath, shower, low level WC, basin, heated towel rail and UPVC window.

### Stairs to landing:

UPVC window and storage.

Bedroom one: 8'10 2.69m x 13'0 3.96m (Into alcove)

UPVC window and radiator.

Bedroom two: 8'10 2.69m x 11'4 3.45m

UPVC window and radiator.

Bedroom three: 5'11 1.80m x 9'10 2.99m

UPVC window and radiator.

### External:

Front garden and rear yard

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On Street parking

## 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: A

EPC RATING: D



**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.

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