



South View

Clara Vale

- Mid Terrace House
- Two Bedrooms
- Loft Room
- South Facing Garden
- Parking & Bike Store

£ 280,000



ROOK
MATTHEWS
SAYER

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

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

7 South View

Clara Vale, NE40 3SY

FOR SALE IS A CHARMING TERRACED HOUSE, PERFECTLY NESTLED IN A SOUGHT-AFTER LOCATION. THIS PROPERTY BOASTS STUNNING OPEN PLAN LIVING SPACES, BATHED IN NATURAL LIGHT, PERFECT FOR FIRST-TIME BUYERS OR FAMILIES. THE HOUSE IS SITUATED IN A VILLAGE THAT IS SURROUNDED BY GREEN SPACES AND OFFERS NUMEROUS WALKING AND CYCLING ROUTES.

INSIDE, THE HOUSE HAS TWO DOUBLE BEDROOMS. THE FIRST BEDROOM FEATURES BESPOKE FITTED WARDROBES, WHILE THE SECOND BEDROOM HAS BESPOKE FITTED STORAGE. BOTH ROOMS ARE SPACIOUS AND OFFER AMPLE SPACE FOR RELAXATION AND COMFORT.

THE BATHROOM HAS BEEN DESIGNED WITH MODERN AESTHETICS IN MIND. IT FEATURES A RAIN SHOWER AND A FREE-STANDING BATH, CREATING A PERFECT SPACE FOR UNWINDING AFTER A LONG DAY.

THE HEART OF THIS HOME IS THE OPEN-PLAN KITCHEN, EQUIPPED WITH BUILT-IN PANTRIES. IT IS A SPACE WHERE FUNCTIONALITY MEETS DESIGN, IT IS THE PERFECT SPOT FOR COOKING UP A STORM OR ENTERTAINING GUESTS.

THE RECEPTION ROOM IS A FUSION OF LIVING AND DINING SPACES. IT BOASTS WOOD FLOORS AND AN EXTENDED AREA WITH AN INGLENOOK FIREPLACE AND A LOG BURNER, CREATING A COSY ATMOSPHERE DURING THE COLDER MONTHS. THE ROOM BENEFITS FROM BI-FOLD DOORS AND WINDOWS, OFFERING EASY ACCESS TO THE SOUTH-FACING GARDEN.

ADDITIONAL FEATURES OF THIS PROPERTY INCLUDE A LOFT ROOM AND DRIVEWAY FOR PARKING. THIS PROPERTY IS OFFERED WITH NO ONWARD CHAIN, MAKING IT A HASSLE-FREE PURCHASE. THIS DELIGHTFUL HOUSE IS A PERFECT BLEND OF CHARM AND MODERNITY AND PROMISES TO BE A GREAT FAMILY HOME.

The accommodation:

Kitchen: 11'7" 3.53m x 13'4" 4.06m

Door for access, window, Two Velux skylights, fitted Wirth arrange of matching wall and base units with work surfaces above incorporating one and a half bowl sink with drainer, tiled splashbacks, integrated induction hob, electric oven, integrated dishwasher, plumbed for washing machine, boiler tap, wooden bespoke breakfast bar, vertical amphracite radiator, underfloor heating and open plan to;

Living Space: 23'11" 7.29m x 16'9" 5.11m max

Window, Inglenook fireplace, log burner, built in storage and to radiators.

Dining Room: 10'5" 3.18m x 10'1" 3.07m

Bifold windows with thermal blinds, Bi fold doors, ceiling beams and underfloor heating.

First Floor Landing:

UPVC window.

Bedroom One : 9'10" 2.99m x 9'5" 2.87m

UPVC window, exposed brick chimney breast, two wardrobes and radiator.

Bedroom Two: 10'7" 3.22m x 10'41" 3.07m

UPVC window, storage and radiator.

Stairs to;

Loft Room: 16'0" 4.88m x 8'2" 2.48m

Two skylights, eaves storage, solid wood flooring and radiator.

Externally:

There is a yard to the rear. To the front there is a South facing lawned garden with patio, Summer house, a log store and bike shed. There is also a driveway providing off street parking.

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: B

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 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

