



## Woodside Way

### Ryton

- End Terrace House
- Three Bedrooms
- Dining Kitchen
- Front & Rear Gardens
- No Onward Chain

**OIEO £ 155,000**



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# 22 Woodside Way

Ryton, NE40 3NG

EARLY VACANT POSSESSION IS ASSURED OF THIS MID TERRACE HOUSE WITHIN A SMALL PARADE OF THREE. VERY WELL MAINTAINED WITH GAS CENTRAL HEATING, UPVC DOUBLE GLAZING AND EASILY MAINTAINED GARDENS TO THE FRONT AND REAR THE LATTER HAVING A GARDEN SHED.

BRIEFLY COMPRISING; ENTRANCE LOBBY, LOUNGE WITH FEATURE CHIMNEY BREAST AND WALL MOUNTED FLICKER FLAME EFFECT FIRE, 18 FOOT DINING KITCHEN WITH COMPREHENSIVE RANGE OF WALL AND FLOOR CABINETS, BUILT IN OVEN, HOB AND EXTRACTOR.

THE FIRST FLOOR COMPRISES; LANDING, THREE BEDROOMS WITH RECESSED WARDROBES TO TWO AND WELL APPOINTED BATHROOM WC.

EXTERNALLY THE REAR GARDEN OFFERS A GOOD DEGREE OF PRIVACY WITH PATIO AREA, LAWNED AREA AND COMBINATION OF HIGH BOUNDARY HEDGE AND HIGH BOUNDARY FENCING.

**VIEWING IS ESSENTIAL.**

The accommodation:

Entrance Lobby:

UPVC external door, stairs to first floor and radiator.

Lounge: 14'11" 4.55m x 12'11" 3.94m at max point

UPVC double glazed window to the front, cornice to ceiling, feature chimney breast with wall mounted flicker flame effect electric fire, TV point and radiator.

Dining Kitchen: 18'3" 5.56m x 8'10" 2.69m

UPVC double glazed panelled door to the garden, UPVC double glazed window to the rear, fitted with a range of modern matching wall and base units with roll top work surfaces above incorporating stainless steel sink unit with mixer tap and drainer, built in oven hob and extractor hood, plumbed for washing machine, under stairs storage cupboard, dining area and radiator.

First Floor Landing:

Loft access and airing cupboard.

Bedroom One: 11'6" 3.51m x 10'4" 3.15m plus door recess and recessed wardrobe

UPVC double glazed window to the front, cornice to ceiling and radiator.

Bedroom Two: 12'0" 3.66m x 8'11" 2.72m plus door recess and recessed wardrobe

UPVC double glazed window to the rear, cornice to ceiling and radiator.

Bedroom Three: 8'10" 2.69m x 7'6" 2.29m at max point

UPVC double glazed window to the front and radiator.

Bathroom wc:

UPVC frosted double glazed window, P shaped panelled bath with curved side screen and shower attachment over, pedestal wash hand basin, wc and part wet board panelled walls.

Externally:

There is a garden to the front and to the rear a garden mainly laid to lawn with patio area.

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: STREET

## 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: C**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 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.

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