



Cypress Grove

Ryton

- Semi Detached House
- Two Bedrooms
- Gardens
- Off Street Parking
- No Onward Chain

OIEO £ 90,000



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20 Cypress Grove

Ryton, NE40 3RG

THIS SEMI-DETACHED HOUSE OFFERS AN EXCELLENT OPPORTUNITY FOR BUYERS LOOKING TO TAKE ON A RENOVATION PROJECT. SITUATED WITHIN EASY REACH OF LOCAL AMENITIES AND GREEN SPACES, THE PROPERTY IS WELL LOCATED FOR BOTH CONVENIENCE AND ACCESS TO OUTDOOR AREAS.

THE HOUSE FEATURES A SPACIOUS RECEPTION ROOM HIGHLIGHTED BY LARGE WINDOWS THAT BRING IN PLENTY OF NATURAL LIGHT, CREATING A BRIGHT AND AIRY LIVING SPACE. THE KITCHEN IS IN NEED OF RENOVATION, PRESENTING THE CHANCE TO CREATE A MODERN AND FUNCTIONAL COOKING AREA TAILORED TO INDIVIDUAL TASTE.

UPSTAIRS, THERE ARE TWO DOUBLE BEDROOMS, EACH PROVIDING GENEROUS ACCOMMODATION SUITABLE FOR VARIOUS NEEDS. THE FAMILY BATHROOM IS FITTED WITH A SHOWER OVER BATH.

ADDITIONAL BENEFITS INCLUDE NO ONWARD CHAIN, FACILITATING A SMOOTHER BUYING PROCESS. EXTERNALLY, THE PROPERTY ENJOYS THE ADVANTAGE OF BOTH FRONT AND REAR GARDENS, OFFERING PRIVATE OUTDOOR SPACE FOR RELAXATION OR GARDENING ACTIVITIES. FURTHER ENHANCING ITS APPEAL, THERE IS AMPLE PARKING FOR MULTIPLE VEHICLES, MAKING IT CONVENIENT FOR HOMEOWNERS AND VISITORS ALIKE.

THIS HOUSE REPRESENTS AN IDEAL OPPORTUNITY FOR FIRST TIME BUYERS OR INVESTORS SEEKING A PROPERTY THAT CAN BE UPDATED AND IMPROVED TO ADD VALUE. WITH ITS COMBINATION OF SIZE, LOCATION, PARKING, AND OUTDOOR SPACE, IT STANDS AS A PROMISING PROPOSITION FOR THOSE WISHING TO CREATE A PERSONALISED HOME OR INVESTMENT. VIEWINGS ARE HIGHLY RECOMMENDED TO APPRECIATE THE POTENTIAL THIS PROPERTY HAS TO OFFER.

The accommodation:

Entrance:

UPVC door to the front and storage.

Lounge: 14'10" 4.52m x 10'8" 3.25m

Two UPVC windows and two radiators.

Kitchen: 15'6" 4.72m max x 11'4" 3.45m

UPVC window and UPVC door, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit with drainer, plumbed for washing machine and radiator.

First Floor Landing:

UPVC window and radiator.

Bedroom One: 10'11" 3.33m x 9'2" 2.79m

UPVC window and radiator.

Bedroom Two: 11'0" 3.35m x 8'5" 2.57m

UPVC window, fitted wardrobes and radiator.

Bathroom:

UPVC window, bath with shower, vanity wash hand basin, fully clad and radiator.

WC:

Low level wc.

Externally:

There are gardens to both the front and the rear and allocated parking providing off street parking.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

Parking: ALLOCATED 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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 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

