



Holly Avenue

Ryton Village

- Mid Terrace House
- Three Bedrooms
- Two Reception Rooms
- Garden & Off-Street Parking
- Village Location

OIEO £ 235,000



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

ROOK
MATTHEWS
SAYER

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

5 Holly Avenue

Ryton, NE40 3PP

THIS IMMACULATE TERRACED HOUSE PRESENTS AN EXCELLENT OPPORTUNITY FOR FIRST-TIME BUYERS AND FAMILIES SEEKING A STYLISH, READY-TO-MOVE-IN HOME IN A SOUGHT-AFTER LOCATION. THE PROPERTY HAS RECENTLY BEEN UPDATED AND IS FINISHED TO A VERY HIGH STANDARD, BOASTING TRADITIONAL FEATURES AND AN EXCEPTIONALLY HIGH FINISH.

UPON ENTERING, YOU ARE GREETED BY A WELCOMING HALLWAY WITH STORAGE AND ON TO A BRIGHT OPEN-PLAN RECEPTION ROOM, SEAMLESSLY COMBINING A LIVING AND DINING AREA. THIS INVITING SPACE IS ENHANCED BY A CAST IRON FIREPLACE AND ATTRACTIVE WOOD FLOORS, OFFERING A WARM ATMOSPHERE FOR RELAXATION OR ENTERTAINING GUESTS.

THE KITCHEN, OPEN-PLAN TO THE LIVING SPACE, FEATURES WOOD COUNTERTOPS, A RANGE STYLE COOKER, AND SOME INTEGRATED APPLIANCES, COMBINING FUNCTIONALITY WITH SOPHISTICATED DESIGN. THE LAYOUT IS IDEAL FOR FAMILY LIVING, ALLOWING FOR EASY INTERACTION BETWEEN THE KITCHEN AND RECEPTION AREAS.

UPSTAIRS, THE PROPERTY OFFERS THREE BEDROOMS: TWO SPACIOUS DOUBLES AND A LARGE SINGLE, PROVIDING AMPLE SPACE FOR FAMILY MEMBERS OR GUESTS. THE BATHROOM IS STYLISHLY APPOINTED, FEATURING A SHOWER OVER THE BATH FOR CONVENIENCE AND COMFORT.

OUTSIDE, THE ENCLOSED FRONT GARDEN CREATES A WELCOMING APPROACH, WHILE THE SOUTH-FACING REAR YARD OFFERS A COVERED AREA, ELECTRICITY, AND OUTDOOR STORAGE — PERFECT FOR ENJOYING THE OUTDOORS IN ALL WEATHER.

SITUATED CLOSE TO PUBLIC TRANSPORT LINKS AND LOCAL AMENITIES, THIS PROPERTY COMBINES MODERN STYLE AND PERIOD FEATURES WITH EVERYDAY PRACTICALITY, MAKING IT A DESIRABLE CHOICE FOR THOSE WISHING TO SETTLE IN A VIBRANT COMMUNITY. EARLY VIEWING IS HIGHLY RECOMMENDED.

Entrance:

Composite door to the front, under stairs storage, cloaks cupboard, boiler cupboard housing new boiler, solid wood flooring and radiator.

Lounge: 16'10" 5.13m into bay x 12'2" 3.71m into alcove

Double glazed bay window to the front, cast iron gas fire, built in storage, solid wood flooring, cast iron radiator and open to;

Dining Room: 11'0" 3.35m max x 10'3" 3.12m

UPVC window, solid wood flooring, vertical radiator and open plan to;

Kitchen: 10'1" 3.07m x 7'2" 2.18m

Composite door to the rear, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit with drainer, Range style cooker, electric oven and gas hob, integrated dishwasher and washing machine.

First Floor Landing:

Split level landing, storage and loft access.

Bedroom One: 13'7" 4.15m x 11'0" 3.35m

UPVC window and radiator.

Bedroom Two: 11'5" 3.48m x 10'7" 3.22m

UPVC window, fitted wardrobes and radiator.

Bedroom Three: 9'8" 2.95m x 7'2" 2.18m

UPVC window and radiator.

Bathroom wc:

Two UPVC windows, bath with shower, vanity wash hand basin, low level wc, fully tiled and radiator.

Externally:

To the front of the property there is an enclosed garden. To the rear there is off street parking and a yard which is partly covered with storage, electric power and an outside wc.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: OFF 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: B

EPC RATING: TBC

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EPC WILL GO HERE

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

