



Silvermere Drive

Ryton

- Detached House
- Three Bedrooms
- Two Reception Rooms
- Conservatory
- Driveway, Garage & Gardens

OIEO £ 230,000



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ROOK
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17 Silvermere Drive

Ryton, NE40 3HA

PRESENTING THIS DETACHED HOUSE FOR SALE, SITUATED IN A SOUGHT-AFTER LOCATION WITH CONVENIENT PUBLIC TRANSPORT LINKS. THE PROPERTY IS WELL MAINTAINED AND IN GOOD CONDITION, MAKING IT A SUITABLE CHOICE FOR FAMILIES SEEKING A COMFORTABLE HOME.

ON THE GROUND FLOOR, YOU WILL FIND AN OPEN-PLAN RECEPTION ROOM, THOUGHTFULLY DESIGNED TO OFFER BOTH LIVING AND DINING SPACE, IDEAL FOR EVERYDAY FAMILY LIFE AND FOR ENTERTAINING GUESTS. THE KITCHEN INCLUDES A BREAKFAST AREA, PROVIDING A PRACTICAL SETTING FOR INFORMAL MEALS. ADDITIONALLY, A CONSERVATORY AT THE REAR OF THE PROPERTY OFFERS A VERSATILE SPACE OVERLOOKING THE GARDEN, PERFECT FOR RELAXING OR AS A PLAY AREA.

THE HOUSE BENEFITS FROM A DOWNSTAIRS WC FOR ADDED CONVENIENCE. UPSTAIRS, THE ACCOMMODATION COMPRISES THREE BEDROOMS, TWO OF WHICH ARE DOUBLES, ENSURING AMPLE SPACE FOR LARGER FURNITURE. THE THIRD BEDROOM IS A SMALL DOUBLE, OFFERING FLEXIBILITY FOR FAMILY MEMBERS, GUESTS, OR AS A HOME OFFICE. THE BATHROOM FEATURES A WALK-IN SHOWER.

EXTERNALLY, THE PROPERTY OFFERS BOTH FRONT AND REAR GARDENS, IDEAL FOR CHILDREN TO PLAY OR FOR THOSE WITH A PASSION FOR GARDENING. OFF-STREET PARKING IS PROVIDED BY A DRIVEWAY AND GARAGE, GIVING ADDITIONAL STORAGE OR PARKING OPTIONS.

THIS PROPERTY OFFERS AN EXCELLENT BLEND OF LIVING SPACE, GARDEN, AND PARKING, MAKING IT A SOLID CHOICE FOR FAMILIES LOOKING TO SETTLE IN A WELL-REGARDED AREA WITH EASY ACCESS TO LOCAL AMENITIES AND TRANSPORT. CONTACT US TODAY TO ARRANGE A VIEWING AND EXPLORE ALL THIS HOME HAS TO OFFER.

Entrance:

UPVC door to the front and stairs to first floor and radiator.

WC:

Double Glazed frosted window to the side, low level wc, wash hand basin and radiator.

Lounge:

17'2" 5.23m into bay x 10'9" 3.28m

Box bay window to the front, electric fire, picture rail, radiator and open to;

Dining Room:

9'1" 2.77m x 8'9" 2.67m

Picture rail, coving to ceiling, radiator and door to;

Conservatory:

9'7" 2.92m x 9'5" 2.87m

Door to rear and electric sockets.

Kitchen:

10'0" 3.05m into door recess x 8'11" 2.72m

Double glazed window to the rear, door to the garage, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink and drainer, gas cooker point, plumbed for washing machine or dishwasher and radiator.

First Floor Landing:

Double glazed window to the side and loft access.

Bedroom One:

12'5" 3.78m x 10'5" 3.18m

Double glazed window to the rear and radiator.

Bedroom Two:

12'0" 3.66m into bay x 10'5" 3.18m into door recess

Double glazed box bay window to the front and radiator.

Bedroom Three:

9'0" 2.74m x 8'1" 2.46m

Double glazed window to the rear and radiator.

Bathroom:

Frosted double glazed window to the front, walk in shower cubicle, low level wc, pedestal wash hand basin, spotlights, extractor fan, tiled walls, tiled floor and radiator.

Externally:

To the rear of the property there is a lawned garden with a patio and wall and tree boundaries. To the front there is also a lawned garden with a driveway providing off street parking leading to a single garage.

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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from July 1993

Ground Rent: £35 per year.

COUNCIL TAX BAND: D

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	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

