



Alexandra Gardens

Ryton

- Two Double Bedrooms
- Two Reception Rooms
- Front Garden
- No Onward Chain
- Freehold

£ 90,000 OIEO



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Alexandra Gardens

Ryton

Presented to the market is this two-bedroom terraced house, ideally positioned with convenient access to public transport links. Offered with no onward chain, the property is well suited to first-time buyers or investors seeking a home with potential for modernisation.

Upon entry, you will find two well-proportioned reception rooms. The first reception room features a fireplace and benefits from pleasant views over the front garden, providing a welcoming space to relax. The adjoining dining room offers flexible use, whether for entertaining or as a family space.

The property's kitchen is enhanced by natural light, creating an inviting atmosphere for meal preparation. The sleeping accommodation comprises two double bedrooms, with the first bedroom offering useful built-in storage.

The bathroom has been recently updated to provide a modern shower room, making it functional and ready to use immediately. Externally, the home boasts both a front garden and a rear yard, offering potential for customisation and outdoor enjoyment.

This terraced house presents an excellent opportunity to add value through further improvements. With its practical layout and strong transport links, it will appeal to those looking for a property they can tailor to their own tastes.

Viewings are highly recommended to appreciate the potential of this house and its convenient location. This is a must-see for anyone looking for an investment or a place to call home.

Agents Note: It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

Entrance

UPVC door to front

Living Room 14'6" x 12'8" Into Alcove (4.41m x 3.86m Into Alcove)

UPVC window to front, radiator and fire with surround

Dining Room 16'3" Into Alcove x 7'5" (4.95m Into Alcove x 2.26m)

UPVC window and radiator

Kitchen 8'6" x 6'5" (2.59m x 1.96m)

Matching wall and base units, stainless steel sink and drainer, Integrated Gas hob and double electric oven.

Plumbing for washing machine. UPVC window and UPVC door to yard

Stairs to first floor landing

Bedroom One 11'9" x 12'10" (3.58m x 3.90m)

UPVC window, storage cupboard and radiator

Bedroom Two 10'2" x 10'3" (3.10m x 3.12m)

UPVC window and radiator

Shower Room

Recently updated fully tiled shower room, large walk in shower, low level WC, wash basin with vanity unit.

Heated towel radiator and UPVC window

External

Enclosed yard to rear

Garden Laid to lawn to front

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: On 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: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		



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

