

Alexandra Gardens Ryton

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

£ 90,000 OIEO







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-

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 vard to rear

Garden Laid to lawn to front

PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains

Sewerage: Mains Heating: Mains Broadband: None

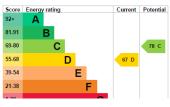
Mobile Signal Coverage Blackspot: No

Parking: On Street

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.

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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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we old 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 ca electronic identity verification. This is not a credit check and will not affect your credit score.









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