



Skylark Grove | Ryton | NE40 3FH

OIEO £210,000



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END TERRACE HOUSE

TWO BEDROOMS

GROUND FLOOR WC

STYLISH KITCHEN DINER

INTEGRATED APPLIANCES

EN SUITE

REAR GARDEN

DRIVEWAY

RMS | Rook
Matthews
Sayer

THIS TWO-BEDROOM SEMI-DETACHED HOUSE IS NOW AVAILABLE IN A SOUGHT-AFTER MODERN DEVELOPMENT IN RYTON, OFFERING AN IMMACULATE INTERIOR AND PRACTICAL LAYOUT, IDEAL FOR FIRST-TIME BUYERS.

THE GROUND FLOOR FEATURES A STYLISHLY PRESENTED RECEPTION ROOM LEADING THROUGH TO A CONTEMPORARY KITCHEN WITH DINING SPACE. HERE YOU'LL FIND INTEGRATED APPLIANCES, A USEFUL WALK-IN PANTRY AND DIRECT ACCESS TO THE WEST-FACING GARDEN - A GREAT SPOT TO ENJOY THE AFTERNOON AND EVENING SUN. A CONVENIENT DOWNSTAIRS WC COMPLETES THE GROUND FLOOR.

UPSTAIRS, THE MAIN BEDROOM BENEFITS FROM AN EN-SUITE AND BUILT-IN WARDROBES, WHILE THE SECOND BEDROOM IS A COMFORTABLE DOUBLE. A SEPARATE FAMILY BATHROOM SERVES THIS LEVEL. OUTSIDE, THE PROPERTY INCLUDES TWO PARKING SPACES.

RYTON OFFERS A RANGE OF LOCAL AMENITIES INCLUDING SHOPS, CAFÉS AND EVERYDAY SERVICES, WITH PLEASANT WALKING ROUTES NEARBY ALONG THE RIVER TYNE AND SURROUNDING COUNTRYSIDE. LOCAL SCHOOLS IN THE AREA MAKE THIS A PRACTICAL CHOICE FOR BUYERS PLANNING FOR THE FUTURE.

FOR COMMUTERS, NEARBY TRAIN SERVICES FROM BLAYDON STATION PROVIDE LINKS INTO NEWCASTLE IN AROUND 10-15 MINUTES AND TO METROCENTRE IN UNDER 10 MINUTES, WITH FURTHER CONNECTIONS ACROSS THE REGION. BUS ROUTES THROUGH RYTON OFFER ADDITIONAL OPTIONS FOR TRAVEL INTO NEWCASTLE AND SURROUNDING TOWNS.

THIS WELL-FINISHED TWO-BEDROOM SEMI-DETACHED HOUSE COMBINES MODERN LIVING WITH CONVENIENT ACCESS TO LOCAL FACILITIES AND TRANSPORT, MAKING IT A STRONG OPTION FOR THOSE LOOKING TO STEP ONTO THE PROPERTY LADDER.

Externally:

There is a double driveway to the front providing off street parking and to the rear a West facing lawned garden with patio area.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: No

Parking: DRIVEWAY

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any. The North East region is famous for its rich mining heritage. We have been advised that the property is known to be at risk from mining activities in the locality, therefore please speak with your conveyancer for further information.

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: B

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The accommodation:

Entrance:

Composite door to the front, cupboard and radiator.

Lounge: 13'2" 4.01m x 12'4" 3.76m

UPVC window and radiator.

Kitchen Diner: 15'4" 4.67m x 9'5" 2.87m plus radiator

UPVC French doors, UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit with drainer, built in electric oven, induction hob, extractor hood, microwave, fridge freezer, dishwasher and washing machine, large pantry, dining space and radiator.

WC:

Low level wc, wash hand basin and radiator.

First Floor Landing:

Radiator.

Bedroom One: 13'11" 4.24m max x 10'0" 3.05m plus robes

UPVC window, fitted wardrobes and radiator.

En Suite:

UPVC window, shower, low level wc, wash hands basin and heated towel rail.

Bedroom Two: 15'5" 4.70m x 8'4" 2.54m

UPVC window and radiator.

Bathroom wc:

Bath, low level wc, wash hand basin, part tiled and radiator.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.



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