



Holburn Gardens | Ryton | NE40 3DZ

£250,000



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EXTENDED BUNGALOW

WELL PRESENTED

KITCHEN DINER

TWO BEDROOMS

GARDENS

DRIVEWAY

GARAGE

NO CHAIN

RMS | Rook
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THIS TWO-BEDROOM SEMI-DETACHED HOUSE IS NEW TO THE MARKET IN RYTON AND IS PRESENTED IN GOOD CONDITION, OFFERING PRACTICAL ACCOMMODATION SUITABLE FOR FAMILIES AND DOWNSIZERS.

THE PROPERTY INCLUDES A RECEPTION ROOM WITH LARGE WINDOWS AND A GARDEN VIEW, AS WELL AS A FIREPLACE PROVIDING A CENTRAL FOCAL POINT. THE EXTENDED SOLID WOOD KITCHEN FEATURES GRANITE COUNTERTOPS, GOOD NATURAL LIGHT AND SPACE FOR DINING, CREATING A FUNCTIONAL AREA FOR EVERYDAY USE. THERE ARE TWO DOUBLE BEDROOMS AND A FULLY TILED BATHROOM WITH A SHOWER OVER THE BATH. A LOFT ROOM OFFERS POTENTIAL FOR CONVERSION, SUBJECT TO THE RELEVANT CONSENTS.

EXTERNALLY, THE HOUSE BENEFITS FROM A DRIVEWAY AND GARAGE, ALONG WITH A SOUTHERLY FACING GARDEN. THE PROPERTY IS READY TO MOVE IN TO AND IS OFFERED WITH NO ONWARD CHAIN.

RYTON PROVIDES A RANGE OF LOCAL AMENITIES INCLUDING SHOPS, CAFÉS AND SERVICES ALONG THE NEARBY HIGH STREET, AS WELL AS PLEASANT WALKING ROUTES AND GREEN SPACES SUCH AS RYTON WILLOWS LOCAL NATURE RESERVE AND LOCAL PARKS. FAMILIES WILL FIND SEVERAL SCHOOLS IN THE WIDER AREA.

PUBLIC TRANSPORT LINKS ARE AVAILABLE VIA LOCAL BUS SERVICES CONNECTING RYTON WITH NEWCASTLE UPON TYNE AND SURROUNDING TOWNS. THE NEAREST MAINLINE RAIL CONNECTIONS CAN BE ACCESSED FROM STATIONS IN NEARBY BLAYDON OR WYLAM, OFFERING ROUTES TOWARDS NEWCASTLE AND CARLISLE. ROAD LINKS PROVIDE ACCESS TO THE A1 AND WIDER REGIONAL NETWORK, SUPPORTING COMMUTING BY CAR TO KEY EMPLOYMENT AND LEISURE CENTRES.

The accommodation:

Entrance:
UPVC door.

Lounge: 15'10" 4.83m x 11'11" 3.63m into alcove
UPVC window, gas fire with surround and vertical radiator.

Kitchen Diner: 28'5" 8.66m x 8'9" 2.67m
Extended. Two UPVC windows, UPVC French doors to the garden, fitted with a range of matching wall and base units with granite work surfaces above incorporating Belfast sink unit, range style cooker, dining space and radiator.

Bedroom One: 14'10" 4.52m x 10'9" 3.28m
UPVC window and radiator.

Bedroom Two: 10'6" 3.20m x 9'11" 3.02m
UPVC window and vertical radiator.

Bathroom:
UPVC window, bath with shower, wash hand basin, low level wc, fully tiled and vertical radiator.

Externally:
To the rear of the property there is a Southerly lawned garden with patio and shed. To the front there is a garden with a driveway providing off street parking leading to;

Garage:
With up and over door, power and lighting.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: NONE
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.

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: C

EPC RATING: TBC

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"DoubleClick Insert Picture"
EPC RATING

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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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