



Western Way | Ryton | NE40 3LR

£190,000

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SEMI DETACHED HOUSE

THREE BEDROOMS

POPULAR ESTATE

NO ONWARD CHAIN

TWO RECEPTION ROOMS

GARDENS

DRIVEWAY

GARAGE

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THREE SEMI-DETACHED HOUSE, NOW AVAILABLE FOR SALE. IN A SOUGHT-AFTER LOCATION, THIS PROPERTY IS EAGERLY AWAITING NEW OWNERS. IT'S THE PERFECT FIND FOR FIRST-TIME BUYERS OR GROWING FAMILIES.

ENTERING THE HOME, YOU'LL DISCOVER A COSY RECEPTION ROOM COMPLETE WITH A LOG BURNER AND A MEDIA WALL - PERFECT FOR FAMILY MOVIE NIGHTS OR ENTERTAINING GUESTS. ADJACENT TO THIS, THE HOME BOASTS A FUNCTIONAL KITCHEN WITH AMPLE DINING SPACE WHERE THE FAMILY CAN GATHER FOR MEALS AND CONVERSATIONS.

THE PROPERTY FEATURES THREE WELL-APPOINTED BEDROOMS, TWO OF WHICH ARE DOUBLES AND THE THIRD A SPACIOUS SINGLE. EACH ROOM IS DESIGNED WITH COMFORT IN MIND, PROVIDING A TRANQUIL SPACE TO UNWIND AFTER A LONG DAY. THE HOUSE ALSO BENEFITS FROM A CONVENIENT DOWNSTAIRS OFFICE THAT COULD ALTERNATIVELY BE USED AS AN EXTRA BEDROOM, GIVING YOU THE FLEXIBILITY TO ADAPT THE SPACE TO YOUR LIFESTYLE.

A BATHROOM WITH A SHOWER OVER THE BATH SERVES THE PROPERTY, ENSURING A FRESH START TO YOUR DAY. OUTSIDE, YOU'LL FIND A GENEROUS REAR GARDEN, A DRIVEWAY FOR OFF-STREET PARKING, AND A FRONT GARDEN, THERE'S ALSO A HANDY GARAGE FOR STORAGE.

ADDING TO THE APPEAL IS THE FACT THAT THERE'S NO ONWARD CHAIN, SO YOU CAN MOVE IN AT YOUR OWN PACE WITHOUT WORRYING ABOUT COMPLICATED PROPERTY CHAINS. THIS HOUSE IS A FANTASTIC OPPORTUNITY TO CREATE A LOVELY HOME IN A DESIRABLE LOCATION.

The accommodation:

Entrance:

UPVC door to the front, storage and radiator.

Lounge: 16'11" 5.16m x 12'7" 3.48m

UPVC window, log burner with surround, media wall and radiator.

Dining Kitchen: 13'5" 4.09m x 10'4" 3.15m

UPVC window, fitted with a range of matching wall and nose units with work surfaces above incorporating stainless steel sink unit with drainer and radiator.

Office/Second Reception Room: 8'6" 2.53m x 8'2" 2.48m

Two UPVC windows and radiator.

First Floor Landing:

UPVC window.

Bedroom One: 13'8" 4.17m x 9'10" 2.99m

UPVC window and radiator.

Bedroom Two: 12'8" 3.86m x 8'11" 2.72m

UPVC window, wardrobes and radiator.

Bedroom Three: 9'5" 2.87m x 7'10" 2.39m

UPVC window and radiator.

Bathroom wc:

UPVC window, bath with shower over, wash hand basin and wc.

Externally:

There are gardens to both the front and rear of the property, a driveway providing off street parking and a garage.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: UNKNOWN

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: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	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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