



Grange Drive Ryton

- Semi Detached House
- Two Bedrooms
- Two Reception Rooms
- Front & Rear Gardens
- Driveway & Garage

Offers Over £ 190,000



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9 Grange Drive

Ryton, NE40 3LF

THIS WELL PRESENTED SEMI DETACHED HOME IS SITUATED ON THE MUCH SOUGHT AFTER GRANGE ESTATE, RYTON. THE PROPERTY OZES WITH CURB APPEAL AND SIMPLY MUST BE VIEWED TO BE APPRECIATED. THE PROPERTY COMPRISES OF SPACIOUS ENTRANCE HALL INTO A PLEASANT LIVING AND DINING SPACE WHICH HAS A LARGE WINDOW TO THE FRONT AND FRENCH DOORS ON TO THE REAR GARDEN. THE KITCHEN OFFERS A WIDE RANGE OF STORAGE CUPBOARDS AND A UPVC DOOR THAT LEADS TO THE REAR GARDEN. UPSTAIRS THERE ARE TWO DOUBLE BEDROOMS, BOTH WITH FITTED STORAGE AND A RECENTLY UPGRADED SHOWER ROOM. THERE IS THE POTENTIAL WITH THE RELEVANT PLANNING AND CONSENTS FOR AN EXTENSION TO A THREE BEDROOM. EXTERNALLY THERE IS A FRONT GARDEN AND A LOVELY LARGE REAR ENCLOSED GARDEN, WITH LAWN AND PATIO AND A SUMMER HOUSE WHICH WOULD BE AVAILABLE FOR SALE THROUGH SEPARATE NEGOTIATION. THERE IS A GARAGE AND DRIVEWAY FOR OFF STREET PARKING. CALL US NOW TO ARRANGE A VIEWING AND AVOID DISAPPOINTMENT.

Entrance:

UPVC door to the front, under stairs storage and radiator.

Lounge: 16'4" 4.98m into alcove x 10'0" 3.05m

UPVC window to the front, gas fire with surround, radiator and open plan to;

Dining Room: 11'10" 3.61m x 8'5" 2.57m

UPVC French doors to the rear and radiator.

Kitchen: 11'6" 3.51m max x 10'4" 3.15m

UPVC door to the garden, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit, tiled splashbacks, gas hob, electric oven, plumbed for washing machine, pantry and radiator.

First Floor Landing:

UPVC window.

Bedroom One: 13'4" 4.06m x 10'0" 3.05m

UPVC window, fitted wardrobes and radiator.

Bedroom Two: 10'4" 3.15m x 10'3" 3.43m

UPVC window fitted wardrobes and radiator.

Bathroom wc:

Recently fitted. UPVC window, large walk in shower, low level wc, vanity wash hand basin and fully clad.

Externally:

There is a lawned garden to the rear of the property with a patio and a summer house which is for separate negotiation. To the front there is a garden with a driveway providing off street parking leading to a garage.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

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.

COUNCIL TAX BAND: C

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

