



Lime Grove Ryton

- Mid Terrace House
- Two Bedrooms
- Gardens
- Street Parking
- Ideal First Time Buy

£ 140,000



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8 Lime Grove

Ryton, NE40 3RH

THIS IMMACULATE TERRACED PROPERTY IN A SOUGHT-AFTER LOCATION IS NOW AVAILABLE FOR SALE. IDEAL FOR COUPLES, THIS HOME BOASTS A SOUTH-FACING GARDEN, PERFECT FOR ENJOYING SUNNY DAYS.

UPON ENTERING, YOU ARE GREETED BY A COSY RECEPTION ROOM FEATURING A FIREPLACE, IDEAL FOR RELAXING EVENINGS. THE PROPERTY OFFERS A WELL-EQUIPPED KITCHEN WITH NATURAL LIGHT, MAKING IT A PLEASANT SPACE FOR COOKING.

THIS CHARMING HOME COMPRISES TWO DOUBLE BEDROOMS, BOTH WITH BUILT-IN WARDROBES, PROVIDING AMPLE STORAGE SPACE. THE PROPERTY ALSO INCLUDES A MODERN BATHROOM FOR CONVENIENCE.

A STANDOUT FEATURE OF THIS PROPERTY IS THE LOG BURNER, ADDING A TOUCH OF CHARACTER AND WARMTH TO THE LIVING SPACE. SITUATED CLOSE TO PUBLIC TRANSPORT LINKS AND LOCAL AMENITIES, THIS HOME OFFERS BOTH CONVENIENCE AND COMFORT.

The accommodation:

Entrance:

UPVC door to the front.

Lounge: 14'11" 4.55m x 11'5" 3.48m into alcove

Two UPVC windows, log burner with Inglenook and two radiators.

Kitchen: 15'0" 4.57m max x 9'8" 2.95m max

UPVC door to the garden, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit with drainer, plumbed for washing machine and plumbed for dishwasher.

First Floor Landing:

UPVC window and radiator.

Bedroom One: 11'11" 3.63m x 11'8" 3.56m

UPVC window, storage and radiator.

Bedroom Two: 9'9" 2.97m x 8'8" 2.64m

UPVC window, storage and radiator.

Bathroom:

UPVC window, bath with shower over, wash hand basin, fully tiled and radiator.

WC:

UPVC window and low level wc.

Externally:

There is a garden to the front and to the rear a South facing lawned garden with a patio area.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: STREET PARKING

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.

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: A

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 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

