



## Fairfields Ryton

- Upper Flat
- One Bedroom
- Communal Gardens
- Communal Street Parking
- No Chain

**£ 90,000**



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ROOK  
MATTHEWS  
SAYER

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# 41 Fairfields

Ryton, NE40 3AS

WELCOME TO THIS CHARMING FLAT THAT IS CURRENTLY LISTED FOR SALE. THIS PROPERTY IS IN IMMACULATE CONDITION, SHOWING OFF ITS RECENT REFURBISHMENT WITH PRIDE. THE WARM AND INVITING ATMOSPHERE WILL MAKE YOU FEEL RIGHT AT HOME FROM THE MOMENT YOU WALK IN.

THE PROPERTY BOASTS A FRIENDLY RECEPTION ROOM WHERE YOU CAN RELAX. IT'S A SPACE THAT'S ALL ABOUT COMFORT AND RELAXATION, WITH LARGE WINDOWS THAT LET IN PLENTY OF NATURAL LIGHT AND A COSY FIREPLACE PERFECT FOR THOSE CHILLIER EVENINGS. THIS IS THE HEART OF THE HOME, WHERE YOU CAN UNWIND AFTER A LONG DAY OR ENTERTAIN GUESTS IN A WELCOMING ENVIRONMENT.

THE PROPERTY ALSO FEATURES A DOUBLE BEDROOM THAT IS BATHED IN NATURAL LIGHT, CREATING A CALM AND SERENE SPACE FOR RESTFUL SLUMBERS. THE BATHROOM IS MODERN AND FUNCTIONAL WITH A HEATED TOWEL RAIL ADDING A TOUCH OF LUXURY.

A RECENTLY REFURBISHED KITCHEN IS ALSO PART OF THIS LOVELY PACKAGE. IT COMES WITH MODERN FIXTURES AND IS READY FOR ALL YOUR CULINARY ADVENTURES. WHETHER YOU'RE A SEASONED CHEF OR A BEGINNER COOK, THIS KITCHEN WILL CATER TO YOUR NEEDS.

IF YOU ARE A FIRST-TIME BUYER, THIS FLAT IS IDEAL FOR YOU. THERE IS NO ONWARD CHAIN, MAKING THE BUYING PROCESS SMOOTH AND STRAIGHTFORWARD. THE LOCATION IS GREAT TOO. IT'S CLOSE TO PUBLIC TRANSPORT LINKS AND WALKING ROUTES, SO YOU'LL HAVE NO TROUBLE GETTING AROUND.

THIS PROPERTY IS A WONDERFUL BLEND OF COMFORT, CONVENIENCE AND STYLE. IT'S A PLACE WHERE YOU CAN START CREATING BEAUTIFUL MEMORIES. SO, WHY WAIT? MAKE THIS LOVELY FLAT YOUR NEW HOME TODAY!

Communal Entrance:  
Stairs to first floor landing.

Hallway:  
Wooden door to hall, storage cupboard and radiator.

Lounge: 15'9" 4.80m x 11'7" 3.53m  
UPVC window to the front, electric fire with surround and two radiators.

Kitchen: 11'7" 3.53m x 7'0" 2.13m  
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, tiled splash backs, integrated induction hob and electric oven, plumbed for washing machine and breakfast bar.

Bedroom: 12'4" 3.76m x 9'5" 2.87m  
UPVC window and radiator.

Bathroom:  
UPVC frosted window, bath with shower, low level wc, vanity wash hand basin, part tiled and storage.

Externally:  
Communal gardens and communal street parking.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS  
Broadband: SATELLITE  
Mobile Signal Coverage Blackspot: NO  
Parking: COMMUNAL 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.

#### ACCESSIBILITY

This property has no accessibility adaptations:

#### TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 125 years from 1989  
Ground Rent: £10 annually next reviewed September 2024  
Service Charge: £603 annually next reviewed September 2024

COUNCIL TAX BAND: A

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 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

