



Burnaby Drive Ryton

- Semi Detached House
- Four Bedrooms
- Conservatory
- Bathroom & Shower Room
- Gardens, Driveway & Garage

£ 300,000



0191 413 1313
2 Grange Road, Ryton, NE40 3LT

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
ryton@rmsestateagents.co.uk

6 Burnaby Drive

Ryton, NE40 3BN

WELCOME TO THIS IMMACULATE SEMI-DETACHED PROPERTY THAT AWAITS ITS NEW HOMEOWNERS. LISTED FOR SALE IN A HIGHLY SOUGHT-AFTER LOCATION, THIS HOME IS NESTLED QUIETLY IN A CUL-DE-SAC, IDEAL FOR FAMILIES SEEKING A PEACEFUL NEIGHBOURHOOD.

THIS BEAUTIFUL HOME OFFERS TWO WARM AND INVITING RECEPTION ROOMS. THE FIRST IS A DELIGHTFUL SPACE BRIMMING WITH NATURAL LIGHT FROM LARGE WINDOWS AND FEATURES A STUNNING FIREPLACE. THE KITCHEN IS A CHEF'S DREAM WITH PLENTY OF NATURAL LIGHT ILLUMINATING THE SPACE, MAKING IT A PERFECT SPOT TO WHIP UP A FAMILY MEAL.

THE PROPERTY BOASTS FOUR WELL-PROPORTIONED BEDROOMS. THE FIRST BEDROOM IS A SPACIOUS DOUBLE WITH BUILT-IN WARDROBES, THE SECOND IS ANOTHER DOUBLE ROOM FILLED WITH NATURAL LIGHT, AND THE THIRD IS A COMFORTABLE DOUBLE ROOM. THE FOURTH BEDROOM IS A COSY SINGLE ROOM, PERFECT FOR CHILDREN OR AS A HOME OFFICE.

THE PROPERTY FEATURES TWO BATHROOMS, ONE WITH A LUXURIOUS RAIN SHOWER AND A HEATED TOWEL RAIL ADDING A TOUCH OF COMFORT AND WARMTH. THE SECOND BATHROOM IS NOTABLY LARGE, PROVIDING AMPLE SPACE FOR A RELAXING BATH AFTER A LONG DAY.

ONE OF THE HIGHLIGHTS OF THIS PROPERTY IS THE SOUTH-FACING GARDEN. IT COMES WITH COMPOSITE DECKING AND ARTIFICIAL GRASS, PROVIDING A LOW-MAINTENANCE, YET BEAUTIFUL OUTDOOR SPACE. THE CONSERVATORY ALLOWS FOR AN ADDITIONAL AREA TO RELAX AND SOAK UP THE SUN EVEN IN THE COLDER MONTHS.

WITH PUBLIC TRANSPORT LINKS AND SCHOOLS NEARBY, THIS PROPERTY OFFERS BOTH CONVENIENCE AND TRANQUILITY. COME AND EXPLORE THIS GEM TODAY!

The accommodation:

Entrance:
Composite door, storage and radiator.

Lounge: 14'1" 4.29m plus bay x 13'1" 3.99m into alcove
UPVC bay window to the front, electric fire with surround, radiator and open plan to;

Dining Room: 10'7" 3.22m x 9'5" 2.87m
UPVC doors to conservatory and radiator.

Conservatory: 11'6" 3.51m x 8'11" 2.72m
UPVC conservatory, French doors to the garden and radiator.

Kitchen: 17'4" 5.28m x 7'10" 2.39m
UPVC windows, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit and drainer, integrated five burner gas hob, double oven, fridge freezer, dishwasher and access to garage.

First Floor Landing:

Bedroom One: 12'11" 3.94m plus bay x 9'8" 2.95m plus bay
UPVC bay window to the front, fitted wardrobes and radiator.

Bedroom Two: 11'8" 3.56m x 10'7" 3.22m
UPVC window and radiator.

Bedroom Three: 15'3" 4.65m x 7'6" 2.29m
UPVC window and radiator.

Bedroom Four: 7'11" 2.41m x 7'6" 2.29m
UPVC window and radiator.

Bathroom wc:
UPVC window, bath with shower, low level wc, wash hand basin, part tiled and heated towel rail.

Shower Room:
UPVC window, large walk-in shower, low level wc, vanity wash hand basin, fully clad walls and heated towel rail.

Externally:
There is a garden with a driveway to the front leading to a garage with an electric roller door and a car charge podpoint situated next to the front door.. To the rear there is a south facing garden with artificial grass and decking.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: FIBRE
Mobile Signal Coverage Blackspot: NO
Parking: DRIVEWAY AND GARAGE.

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: C

EPC RATING: C

RY0006825.VS.EW.20.05.2024.V.2.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 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

