

## Burnaby Drive Ryton

- Semi Detached House
- Four Bedrooms
- En Suite to Master Bedroom
- Gardens, Driveway & Garage
- No Onward Chain

£ 275,000







## 9 Burnaby Drive

## Ryton, NE40 3BN

PRESENTING AN ATTRACTIVE SEMI-DETACHED PROPERTY, NOW AVAILABLE FOR SALE. THE PROPERTY, WHICH IS IN GOOD CONDITION, IS IDEALLY SUITED FOR FAMILIES DUE TO ITS WELL-PROPORTIONED SPACES AND CONVENIENT LOCATION.

THIS RESIDENCE BOASTS FOUR BEDROOMS, EACH WITH BUILT-IN WARDROBES TO MAXIMIZE SPACE AND STORAGE. THE PRIMARY BEDROOM IS A DOUBLE, FEATURING AN EN-SUITE FOR ADDED PRIVACY AND CONVENIENCE. THE SECOND AND THIRD BEDROOMS ARE ALSO DOUBLES, OFFERING A WEALTH OF SPACE FOR FAMILY LIVING. THE FOURTH BEDROOM, THOUGH A SINGLE. IS SPACIOUS AND COMFORTABLE.

THE PROPERTY ALSO FEATURES TWO RECEPTION ROOMS, BOTH OF WHICH ARE INVITING AND PERFECT FOR ENTERTAINING OR RELAXING. THE FIRST RECEPTION ROOM BENEFITS FROM LARGE WINDOWS, FLOODING THE ROOM WITH NATURAL LIGHT AND CREATING A BRIGHT AND WELCOMING ENVIRONMENT. THE SECOND RECEPTION ROOM IS EXTENDED AND HAS DIRECT ACCESS TO A GARDEN, PERFECT FOR ENJOYING THE OUTDOORS ON A SUNNY DAY.

THE KITCHEN IS ALSO EXTENDED, OFFERING AMPLE SPACE FOR CULINARY PURSUITS. IT IS BATHED IN NATURAL LIGHT, ADDING TO ITS APPEAL.

FURTHER ADDING TO THE PROPERTY'S ALLURE IS THE INCLUSION OF A DRIVEWAY, GARAGE AND CAR PORT, ENSURING PLENTY OF SPACE FOR VEHICLES. THE PROPERTY IS ALSO ADVANTAGEOUSLY POSITIONED IN A QUIET CUL-DE-SAC WITH NO ONWARD CHAIN, ADDING TO THE OVERALL PEACEFUL AMBIANCE.

The accommodation:

Porch:

UPVC door and windows, UPVC door to;

Hallway

Cloaks cupboard and radiator.

Lounge: 14'0" 4.27m plus bay x 13'0" 3.96m into alcove

UPVC bay window to the front, wall mounted electric fire, radiator and wooden doors to;

Dining Room: 17'11" 5.46m x 10'5" 3.18m

Extended. UPVC French doors to the garden and two radiators.

Kitchen: 17'8" 5.38m max x 14'7" 4.45m max L Shaped

Extended. Three UPVC windows, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl stainless steel sink unit with drainer, tiled splash backs, Range style cooker, integrated dishwasher, plumbed for washing machine, Breakfast bar, tiled floor and radiator.

WC:

UPVC window, low level wc, wash hand basin, fully tiled and heated towel rail.

First Floor Landing

Bedroom One: 12'11" 3.94m x 9'6" 2.90m plus robes

UPVC bay window to the front, fitted wardrobes with dressing table and radiator.

En Suite

UPVC window, shower, bidet, low level wc, wash hand basin, fully tiled and radiator.

Bedroom Two: 11'7" 3.53m x 10'8" 3.25m UPVC window, fitted wardrobes and radiator.

Bedroom Three: 11'6" 3.51m x 10'8" 3.25m

UPVC window. fitted wardrobes and radiator.

JPVC window, fitted wardrobes and radiator

Bedroom Four: 10'11" 3.33m x 7'7" 2.31m UPVC window, fitted wardrobes and radiator.

Bathroom:

UPVC window, bath, shower cubicle, low level wc, wash hand basin, fully tiled and heated towel rail.

Externally:

There is an enclosed garden to the rear. To the front there is a garden with a driveway leading to a garage and a carport.

## PRIMARY SERVICES SUPPLY

Electricity: MAINS Water: MAINS Sewerage: MAINS Heating: MAINS

Broadband: ADSL
Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY & 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

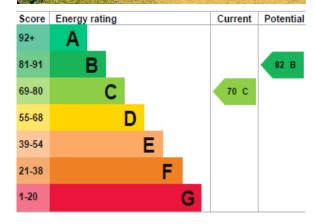
COUNCIL TAX BAND: D
EPC RATING: C

RY00006820.VS.EW.22.05.2024.V.2.









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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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