



## Burnaby Drive

Ryton

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

**£ 275,000**



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

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[ryton@rmsestateagents.co.uk](mailto:ryton@rmsestateagents.co.uk)

# 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.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 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

