



Dene Crescent Ryton

- Semi Detached Bungalow
- Three Bedrooms
- Gardens
- Driveway & Carport
- No Onward Chain

OIEO £ 230,000



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53 Dene Crescent

Ryton, NE40 3RY

A CHARMING SEMI-DETACHED BUNGALOW, SITUATED IN A LOCALE WITH STRONG LOCAL COMMUNITY AND NEARBY AMENITIES. THE PROPERTY IS IN GOOD CONDITION, READY FOR IMMEDIATE OCCUPATION.

THE LIVING SPACE IS ARRANGED OVER ONE FLOOR, WITH A SMART LAYOUT THAT MAXIMIZES THE FLOOR SPACE. THE BUNGALOW FEATURES THREE BEDROOMS, A RECEPTION ROOM, A FULLY-EQUIPPED KITCHEN, AND A BATHROOM.

THE RECEPTION ROOM PROVIDES A GENEROUS SPACE FOR RELAXATION AND ENTERTAINMENT, FURTHER ENHANCED BY ACCESS TO THE GARDEN, PERFECT FOR THOSE SUMMER AFTERNOON BARBECUES OR A QUIET EVENING UNDER THE STARS. THE KITCHEN, FITTED WITH INTEGRATED APPLIANCES, IS DESIGNED FOR MODERN LIVING, OFFERING A FUNCTIONAL AND STYLISH SPACE FOR CULINARY PURSUITS.

THE PROPERTY INCLUDES THREE BEDROOMS, WITH THE FIRST TWO BEING DOUBLE-SIZED. THE MASTER BEDROOM IS A WELL-LIT SPACE WITH BUILT-IN WARDROBES, PROVIDING AMPLE STORAGE AND A COMFORTABLE LIVING SPACE. THE SECOND BEDROOM IS NEWLY REFURBISHED, OFFERING A FRESH AND INVITING ATMOSPHERE. THE THIRD BEDROOM, A SINGLE, OFFERS FLEXIBILITY AND COULD BE TRANSFORMED INTO A HOME OFFICE OR HOBBY ROOM.

THE BATHROOM FEATURES A LARGE SHOWER, CATERING TO EVERYDAY PRACTICALITY AND COMFORT.

AN ADDED BONUS TO THIS PROPERTY IS THE FRONT AND REAR GARDENS, PROVIDING AN OUTDOOR HAVEN FOR GARDENING ENTHUSIASTS OR THOSE WHO SIMPLY ENJOY OUTDOOR LIVING. THE PROPERTY ALSO BENEFITS FROM A DRIVEWAY AND CARPORT, ENSURING SECURE OFF-STREET PARKING.

Entrance:

UPVC door to the front, storage and radiator.

Lounge: 20'11" 6.38m x 11'11" 3.63m into alcove

UPVC French doors to the rear, fire with surround and radiator.

Kitchen: 10'4" 3.15m x 8'2" 2.48m

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, integrated gas hob, oven, grill, fridge freezer, dishwasher and radiator.

Utility Room: - (could be used as a further bedroom or office)

UPVC door and window to the garden, plumbed for washing machine or wc, storage and radiator.

Access to fully boarded loft.

Bedroom One: 13'9" 4.19m x 11'6" 3.51m

UPVC window, wardrobes and radiator.

Bedroom Two: 10'11" 3.33m x 8'8" 2.64m

UPVC window and radiator.

Bedroom Three: 10'4" 3.15m x 6'11" 2.11m

UPVC window and radiator.

Bathroom wc:

UPVC window, shower, low level wc, vanity wash hand basin and heated towel rail.

Externally:

To the rear of the property there is a garden. To the front there is also a garden with a driveway providing off street parking leading to a car port

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

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

RY00006669.VS.EW.18.01.2024.V.2.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 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

