



Heddon Close

Ryton, NE40 3JA

- First Floor Flat
- One Bedroom
- No Onward Chain
- Sold As Seen

£ 40,000

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ROOK
MATTHEWS
SAYER

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2 Heddon Close Ryton, NE40 3JA

FIRST/TOP FLOOR PURPOSE BUILT FLAT OFFERED CHAIN FREE.

GAS CENTRALLY HEATED AND UPVC DOUBLE GLAZED WITH LEAFY ASPECT TO THE REAR. THE LAYOUT COMPRISES; COMMUNAL HALLWAY AND STAIRCASE LEADING TO ENTRANCE HALL, LIVING ROOM, KITCHEN WITH BUILT IN COOKING APPLIANCES, BEDROOM AND BATHROOM WC WITH ELECTRIC SHOWER.

The accommodation:

Communal Hallway:
Staircase to first floor.

Entrance Hallway:
Composite double glazed entrance door, double glassed window to the rear and access to loft.

Lounge: 10'9" 3.28m x 9'9" 2.97m plus alcove
Double glazed window to the front, built in cupboard and radiator.

Kitchen: 8'2" 2.48m x 7'6" 2.29m
Double glazed window, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit with drainer, built in oven and hob with extractor hood, part tiled walls and plumbed for washing machine.

Bedroom: 10'10" 3.30m x 6'10" 2.08m
Double glazed window to the rear and radiator.

Bathroom wc:
Double glazed frosted window to the side, panelled bath with shower over, low level wc, pedestal wash hand basin, part tiled and radiator.

Externally:
There are communal gardens.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: UNKNOWN
Mobile Signal Coverage Blackspot: NO
Parking: STREET 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 "has / has no" no accessibility adaptations:

- E.g. Ramp access to front door
- E.g. Accessible handrail to side door
- E.g. Wet room to ground floor
- E.g. Lift access to first floor

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 1 June 2004
Ground Rent: Unknown
Service Charge: Unknown

COUNCIL TAX BAND: A
EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	64 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

