



## Ryton Hall Drive

Ryton

- Semi Detached House
- Three Bedrooms
- Kitchen Diner
- Ground Floor WC
- Garden, Driveway & Garage

**OIEO £ 285,000**



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ROOK  
MATTHEWS  
SAYER

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# 7 Ryton Hall Drive

Ryton, NE40 3QB

WELCOME TO THIS DELIGHTFUL SEMI-DETACHED PROPERTY THAT IS UP FOR SALE! IT'S IN AN IMMACULATE CONDITION, READY FOR YOU TO MOVE IN AND MAKE IT YOUR OWN. YOU'LL NO DOUBT APPRECIATE THE STRONG SENSE OF COMMUNITY IN THE LOCAL AREA, AS WELL AS THE WALKING ROUTES FOR THOSE LEISURELY STROLLS.

AS WE STEP INSIDE, YOU'LL BE GREETED BY A COSY RECEPTION ROOM, BATHED IN NATURAL LIGHT FROM THE LARGE WINDOWS. THE ROOM ALSO FEATURES A LOVELY LOG BURNER, PERFECT FOR THOSE CHILLY EVENINGS.

THE HEART OF THIS HOME IS UNDOUBTEDLY THE OPEN-PLAN KITCHEN, EQUIPPED WITH MODERN APPLIANCES. THERE'S ALSO A DINING SPACE, WHERE YOU CAN ENJOY FAMILY MEALS OR ENTERTAIN GUESTS.

THIS HOME CONSISTS OF THREE BEDROOMS. BEDROOMS ONE AND TWO ARE BOTH DOUBLES, WITH THE FIRST ROOM BENEFITING FROM ABUNDANT NATURAL LIGHT. THE THIRD BEDROOM, ALTHOUGH A SINGLE, IS NOTABLY SPACIOUS, OFFERING FLEXIBILITY IN USAGE.

ONE OF THE BEST FEATURES OF THIS PROPERTY HAS TO BE THE OUTDOOR AREA. THE SOUTH-FACING GARDEN BRINGS YOU PLENTY OF SUNSHINE THROUGHOUT THE DAY, PERFECT FOR GARDENING OR OUTDOOR ENTERTAINMENT. FOR YOUR CONVENIENCE, THE PROPERTY ALSO COMES WITH A GARAGE AND DRIVEWAY, PROVIDING AMPLE PARKING SPACE.

IDEAL FOR FAMILIES AND COUPLES ALIKE, THIS HOME OFFERS A WONDERFUL BLEND OF COMFORT AND FUNCTIONALITY. SO WHY WAIT? COME AND EXPLORE THIS GEM FOR YOURSELF!

The accommodation:

#### Entrance:

Composite door to the rear, under stairs storage and radiator.

Lounge: 13'9" 4.19m x 13'0" 3.96m into alcove

UPVC bay window to the front, log burner and two radiators.

Kitchen Diner: 19'11" 6.07m x 9'7" 2.92m

UPVC French doors to the rear, UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating sink and drainer, integrated five burner gas hob, oven, microwave, fridge, breakfast bar and vertical radiator.

#### Utility Room:

UPVC door to the garden, fitted with wall and base units, plumbed for washing machine, radiator and access to garage.

#### WC:

Low level wc, wash hand basin and heated towel rail.

#### First Floor Landing:

UPVC window and loft access.

Bedroom One: 12'10" 3.91m plus bay x 11'8" 3.56m

UPVC bay window and radiator.

Bedroom Two: 11'9" 3.58m into alcove x 10'8" 3.25m

UPVC window and radiator.

Bedroom Three: 7'10" 2.39m x 7'6" 2.29m

UPVC window.

#### Bathroom:

UPVC window, bath, walk in shower, wash hand basin, low level wc, storage, part tiled and heated towel rail.

#### Externally:

To the rear of the property there is a south facing garden. To the front there is a driveway providing off street parking for multiple cars leading to a garage with an electric door.

#### 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: D

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 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

