



## Sanderling Close Ryton

- Detached House
- Three Bedrooms
- Sun Room
- En Suite to Master Bedroom
- Garage, Gardens & Driveway

**£ 250,000**



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ROOK  
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# 12 Sanderling Close

Ryton, NE40 3HE

A DETACHED FAMILY HOME ON THIS POPULAR CUL-DE-SAC AVAILABLE WITH NO ONWARD CHAIN. THE PROPERTY IS IMMACULATELY PRESENTED, WITH SPACIOUS ROOMS AND A SOUTH FACING GARDEN. COMPRISING OF ENTRANCE HALL LEADING TO LIVING ROOM AND ON TO A STYLISH OPEN PLAN KITCHEN DINER. THE KITCHEN HAS STYLISH HIGH GLOSS UNITS, SOME INTEGRATED APPLIANCES AND CLEVER STORAGE SOLUTIONS. LEADING FROM THE DINING AREA IS A PLEASANT GARDEN ROOM. UPSTAIRS THERE ARE THREE DOUBLE BEDROOMS. THE MASTER WITH AN EN SUITE SHOWER ROOM AND FITTED WARDROBES. THE FAMILY BATHROOM IS WELL PRESENTED AND HAS A THREE PIECE BATHROOM SUITE WITH SHOWER OVER THE BATH. EXTERNALLY THERE IS A PLEASANT SOUTH FACING GARDEN, AND TO THE FRONT, A GARDEN AND DRIVEWAY IN FRONT OF THE GARAGE. CALL US NOW TO ARRANGE A VIEWING AND AVOID DISAPPOINTMENT.

The accommodation:

**Porch:**  
Wooden door to the front, door to;

**Lounge:** 14'3" 4.34m x 11'7" 3.53m  
UPVC window to the front, gas fire with surround and radiator

**Dining Room:** 20'0" 6.07m x 9'3" 2.82m  
UPVC window, fitted with a range of high gloss matching wall and base units with work surfaces above incorporating one and a half bowl stainless steel sink unit with drainer, integrated five burner gas hob, integrated oven, microwave, grill, fridge freezer, plumbed for washing machine, under stairs storage and radiator.

**Sun Room:** 10'7" 3.22m x 9'5" 2.87m  
UPVC windows, French doors and radiator.

**First Floor Landing:**  
Storage.

**Bedroom One:** 14'4" 4.37m x 9'8" 2.95m max  
UPVC window, fitted wardrobes and radiator.

**En Suite:**  
Shower, low level wc, vanity wash hand basin, fully tiled and heated towel rail.

**Bedroom Two:** 11'0" 3.35m x 10'1" 3.07m  
UPVC window and radiator.

**Bedroom Three:** 9'9" 2.97m x 8'3" 2.52m  
UPVC window and radiator.

**Bathroom wc:**  
Bath with shower over, low level wc, wash hand basin, low level wc, fully tiled and heated towel rail.

**Externally:**  
There is a South facing garden to the rear laid to lawn. To the front there is a garden with a driveway providing off street parking leading to a garage.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS  
Broadband: ADSL  
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:** D

**EPC RATING:** D

RY00006711.VS.EW.08.02.2024.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 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

