



Tweedy Buildings Ryton

- Mid Terrace House
- Three Bedrooms
- Utility Room
- Ground Floor Bathroom
- Rear Yard

OIEO £ 150,000



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ROOK
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22 Tweedy Buildings

Ryton, NE40 3BS

THIS CHARMING MID TERRACE HOME IS SITUATED WITHIN THE MUCH SOUGHT AFTER TWEEDY BUILDINGS IN THE HEART OF RYTON. THE PROPERTY IS BEAUTIFULLY PRESENTED THROUGHOUT AND IS AVAILABLE WITH NO ONWARD CHAIN. THE PROPERTY COMPRISES OF ENTRANCE HALL LEADING TO A BEAUTIFUL LIVING ROOM, WITH EXPOSED BRICK CHIMNEY BREAST AND INSET WALL MOUNTED FIRE. THE KITCHEN IS SUPER STYLISH, WITH GRANITE WORK TOPS, DOUBLE OVENS AND INTEGRATED DISHWASHER. LEADING FROM THE KITCHEN IS A GOOD SIZED UTILITY ROOM, WITH ADDITIONAL STORAGE. THE DOWNSTAIRS BATHROOM IS ALSO VERY WELL PRESENTED WITH SHOWER OVER THE BATH. UPSTAIRS THERE IS A GOOD SIZED MASTER BEDROOM WITH STORAGE AND PRETTY FIRE SURROUND PROVIDING A CENTER PIECE FOR THE ROOM. THERE ARE TWO FURTHER GOOD SIZED SINGLE BEDROOMS. EXTERNALLY ON STREET PARKING IS AVAILABLE TO THE FRONT AND THERE IS A WEST FACING REAR YARD WITH DECKED SEATING AREA. CALL US NOW TO ARRANGE A VIEWING AND AVOID DISAPPOINTMENT.

The accommodation:

Entrance:

Composite door to the front and radiator.

Lounge: 12'11" 3.94m x 11'5" 3.48m

UPVC window to the front with shutters, exposed brick chimney breast, inset electric fire, coving to ceiling and radiator.

Breakfasting Kitchen: 14'9" 4.50m x 10'0" 3.05m

Two UPVC windows, fitted with a range of matching wall and base units with granite work surfaces above incorporating stainless steel sink unit, integrated double oven, integrated gas hob, integrated dishwasher, breakfast bar, under stairs storage and radiator.

Utility Room:

UPVC windows, composite door to the rear, fitted with wall and base units and plumbing for washing machine.

Bathroom:

UPVC window, bath with shower, wash hand basin, low level wc, fully tiled and heated towel rail.

First Floor Landing:

Loft access.

Bedroom One: 11'8" 3.56m into alcove x 9'7" 2.92m

UPVC window to the front, fire surround and radiator.

Bedroom Two: 10'1" 3.07m x 7'6" 2.29m

UPVC window, storage and radiator.

Bedroom Three: 10'2" 3.10m x 7'1" 2.16m

UPVC window and radiator.

Externally:

There is a west facing rear yard with seating area.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET

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.

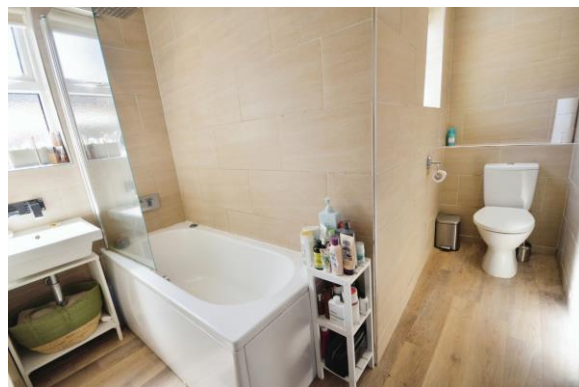
TENURE

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: B

EPC RATING: D

RY00006851.BJ.EW.25.06.2024.V.1.



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

