



Wallace Terrace

Ryton

For sale is a charming terraced property in good condition, ideally suited for families. The residence features an impressive four bedrooms, each of which is a spacious double. The first two bedrooms are bathed in natural light, with the second also boasting an en-suite for additional convenience. The remaining two bedrooms are delightfully comfortable and inviting, perfect for relaxation after a long day.

This property benefits from a large bathroom, providing ample space for the family to prepare for the day. There are two reception rooms, both of which are adorned with large windows that allow natural light to pour in. The first is an open-plan space with a homely fireplace and provides direct access to the yard, ideal for hosting guests or enjoying a tranquil evening. The second reception room, also featuring large windows, offers plenty of room for entertainment or leisure activities.

The kitchen, provides the perfect space to prepare for family meals and gatherings. Unique to this property is a studio in the garden - a fantastic feature that offers a private retreat or potential workspace. There is also a separate utility room

The property is complemented by a large rear garden and yard, providing plenty of outdoor space for children to play or for summer barbecues. Located in an area with excellent public transport links, green spaces, a strong local community, and walking routes, this home combines the convenience of city living with the charm of a close-knit community. This property is a wonderful opportunity to secure a family home with plenty of character and potential.

Offers in the region of £500,000

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SAYER

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Wallace Terrace, Ryton Village

Entrance

Wooden front door, solid wood flooring with original features and a radiator

Living Room 13'05" 4.09m + bay x 18'02" 5.53m into alcove

Double glazed sash bay windows to the front, fireplace, storage space, picture rail and a radiator. Open plan into dining room

Dining Room 15'00" 4.57m into alcove x 13'03" 4.04m

Radiator, French doors with shutters to the rear of property as well as a window to the rear

Breakfast Room 12'07" 3.84m x 13'00" 3.96m

Radiator, solid wood flooring with 2 sash windows

Kitchen 9'10" 2.99m x 12'09" 3.89m

Wall and base kitchen units together with 1.5 sink and drainer. There is an integrated gas hob and an electric oven and grill. Radiator as well as plumbing for a dishwasher. This leads to access to the garden

Stairs to landing

This is a split-level landing which has a stained-glass window

Bathroom

Bath with a large walk-in shower together with wwc, and a basin pedestal. There is a heated towel radiator and double-glazed sash window

Utility Room

Radiator, plumbing for a washing machine and a window

Bedroom 1 23'00" 7.01m x 13'03" 4.04m into alcove

Double glazed sash windows, fire and surround. Solid wood flooring and radiator

Bedroom 2 14'03" 4.34m x 8'09" 2.67m

Double glazed sash windows, storage facility and radiator

En-suite

This en-suite is part tiled including a large shower, wc, basin pedestal and heated towel rail also.

Stairs to 2nd floor

UPVC window and storage facility

Bedroom 3 11'04" 3.45m x 17'05" 5.31m

Skighlight and radiator

Bedroom 4 10'01" 3.07m x 10'03" 3.12m

Skighlight and radiator

External

Front lawned garden, yard with storage as well as a spacious lawned rear garden

Studio

Power supply, French doors leading into the garden and log burners



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: "A to G / N/A"

EPC RATING: "A to G"

RY00006819/V5/V5





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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.

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