



## Reasby Gardens Ryton

- Semi Detached House
- Two Bedrooms
- Kitchen Diner
- Gardens, Driveway & Carport
- No Onward Chain

**OIEO £ 140,000**



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ROOK  
MATTHEWS  
SAYER

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# 42 Reasby Gardens

Ryton, NE40 3AR

THIS DELIGHTFUL HOME IS THE EMBODIMENT OF STYLE AND COMFORT, WITH AN EMPHASIS ON NATURAL LIGHT AND OPEN SPACES.

ON ENTERING THE PROPERTY, YOU WILL BE GREETED BY A RECEPTION ROOM THAT'S NOT ONLY SPACIOUS BUT ALSO BOASTS BUILT-IN STORAGE, PROVIDING YOU WITH AMPLE ROOM TO STORE YOUR ESSENTIALS. CONTINUING ON, YOU'LL FIND THE HEART OF THE HOME: A KITCHEN THAT IS BOTH OPEN-PLAN AND FILLED WITH NATURAL LIGHT. THIS KITCHEN NOT ONLY PROVIDES YOU WITH ALL THE SPACE YOU NEED TO PREPARE YOUR CULINARY DELIGHTS BUT ALSO COMES WITH A DINING SPACE WHERE YOU CAN ENJOY THOSE MEALS WITH YOUR LOVED ONES.

THE PROPERTY ALSO FEATURES TWO DOUBLE BEDROOMS. THE FIRST BEDROOM IS A TRUE HAVEN OF TRANQUILITY, COMPLETE WITH BUILT-IN WARDROBES TO HELP KEEP YOUR PERSONAL SPACE TIDY AND UNCLUTTERED. THE SECOND BEDROOM, ALSO A DOUBLE, IS EQUALLY INVITING AND SPACIOUS.

WHILE THE INTERIOR OF THIS PROPERTY IS IMPRESSIVE, THE EXTERIOR IS EQUALLY SO. THE PROPERTY COMES WITH AN ENCLOSED GARDEN, PERFECT FOR THOSE WHO ENJOY SPENDING TIME OUTDOORS. ADDITIONALLY, YOU NEED NOT WORRY ABOUT PARKING AS THE PROPERTY ALSO OFFERS A DRIVEWAY AND CAR PORT.

SITUATED IN A PRIME LOCATION, THIS PROPERTY IS CLOSE TO PUBLIC TRANSPORT LINKS, LOCAL AMENITIES, AND NEARBY SCHOOLS, MAKING IT A HIGHLY CONVENIENT PLACE TO LIVE. THE CHERRY ON TOP? THIS PROPERTY COMES WITH NO ONWARD CHAIN, ENSURING A SMOOTH AND SWIFT TRANSACTION.

IN SUMMARY, THIS CHARMING SEMI-DETACHED PROPERTY IS THE PERFECT BLEND OF COMFORT, CONVENIENCE, AND STYLE. DON'T MISS OUT ON THIS OPPORTUNITY TO MAKE THIS YOUR DREAM HOME!

The accommodation:  
Composite door to the front.

Lounge: 14'2" 4.32m x 11'7" 3.53m into alcove  
UPVC bow window to the front, storage in alcove, media wall and radiator.

Kitchen Diner: 19'9" 6.02m x 14'6" 4.42m L Shaped  
Extended. Four skylights, UPVC French doors, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit with drainer, integrated electric hob, oven and grill, plumbed for washing machine and storage downstairs.

First Floor Landing:  
UPVC window.

Bedroom One: 11'8" 3.56m into alcove x 11'7" 3.53m  
UPVC window, built in storage and radiator.

Bedroom Two: 9'11" 3.02m x 8'10" 2.69m  
UPVC window and radiator.

Shower Room:  
UPVC windows, shower, vanity wash hand basin, low level wc, heated towel rail and fully clad.

Externally:  
There is a garden to the front with a driveway and a car port providing off street parking. There is an enclosed garden to the rear.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS  
Broadband: ADSL  
Mobile Signal Coverage Blackspot: NO  
Parking: DRIVEWAY AND CAR PORT

#### 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

EPC RATING: D

RY0006840.VS.EW.12.06.2024.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 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

