



Bishops Drive Ryton

- Four Bedroom Detached
- Two Reception Rooms
- En Suite to Master Bedroom
- Front & Rear Gardens
- Driveway & Garage

£ 280,000



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Ryton, NE40 3NY

PRESENTING THIS SPLENDID DETACHED PROPERTY, CURRENTLY LISTED FOR SALE IN AN IDEAL LOCATION FOR FAMILIES. THE PROPERTY IS IN CLOSE PROXIMITY TO LOCAL SCHOOLS AND PARKS, MAKING IT PERFECT FOR THOSE WITH CHILDREN.

IT BOASTS FOUR GENEROUSLY SIZED BEDROOMS, ALL OF WHICH COME COMPLETE WITH BUILT-IN WARDROBES. THE MASTER BEDROOM FEATURES AN EN-SUITE, PROVIDING A PRIVATE SPACE.

THE LIVING SPACE IS EQUALLY IMPRESSIVE, WITH TWO RECEPTION ROOMS THAT ARE PERFECT FOR ENTERTAINING OR SPENDING QUALITY TIME WITH THE FAMILY. WHETHER YOU'RE HOSTING A DINNER PARTY OR ENJOYING A QUIET EVENING IN, THESE SPACES ARE SURE TO CATER TO YOUR NEEDS.

THE PROPERTY OFFERS A SPACIOUS BREAKFASTING KITCHEN, WITH SOME INTEGRATED APPLIANCES AND A SEPARATE UTILITY ROOM.

ONE OF THE KEY FEATURES OF THIS PROPERTY IS THE EXTERNAL SPACE. THE HOUSE COMES WITH A GARAGE FOR SECURE PARKING OR ADDITIONAL STORAGE. PLUS, THE DRIVEWAY OFFERS FURTHER PARKING SPACE. THE GARDEN IS A BEAUTIFUL, SPACIOUS AREA, IDEAL FOR CHILDREN TO PLAY OR FOR ADULTS TO RELAX IN.

AS IT STANDS, THIS PROPERTY OFFERS A FANTASTIC BLEND OF COMFORT, POTENTIAL, AND LOCATION. WITH ITS GENEROUS ROOM COUNT, BUILT-IN WARDROBES, EN-SUITE MASTER BEDROOM, AND DESIRABLE LOCATION, THIS HOUSE IS A FANTASTIC OPPORTUNITY FOR ANY FAMILY LOOKING TO MAKE THEIR MARK ON A NEW HOME.

Entrance:
Wooden door to the front.

WC:
UPVC window, low level c, wash hand basin and radiator.

Lounge: 14'3" 4.34m plus bay x 10'11" 3.33m
UPVC bay window to the front, electric fire with surround, solid wood flooring and radiator.

Family Room: 22'3" 6.78m x 10'2" 3.10m
Extended. UPVC French doors, UPVC window, solid wood flooring and two radiators.

Kitchen: 15'4" 4.67m x 9'11" 3.02m
UPVC window, composite door to the rear, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit and drainer, integrated five ring burner gas hob, electric double oven, dishwasher and tiled floor.

Utility Room:
Fitted with a range of wall and base units, plumbed for washing machine and radiator.

First Floor Landing:
Storage.

Bedroom One: 14'0" 4.27m max x 10'7" 3.22m
UPVC window, fitted wardrobes with vanity and radiator.

En Suite:
UPVC window, shower, vanity wash hand basin, low level wc, clad walls and heated towel rail.

Bedroom Two: 11'6" 3.51m x 7'10" 2.39m plus radiator
UPVC window, built in wardrobes and radiator.

Bedroom Three: 10'8" 3.25m x 8'0" 2.44m
UPVC window, fitted wardrobes and radiator.

Bedroom Four: 10'10" 3.30m x 8'0" 2.44m
UPVC window, built in wardrobes and radiator.

Bathroom wc:
UPVC window, bath with shower, low level wc, vanity wash hand basin, part tiled and heated towel rail.

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

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: E

EPC RATING: C

RY00006624.VS.EW.20.08.2024.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	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

