



Park Field Ryton

- Semi Detached House
- Three Bedrooms
- Lounge/Dining Room
- Gardens
- Driveway

OIEO £ 175,000



0191 413 1313
2 Grange Road, Ryton, NE40 3LT

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
ryton@rmsestateagents.co.uk

12 Park Field

Ryton, NE40 3RW

THIS INCREDIBLY WELL PRESENTED SEMI DETACHED HOME IS AVAILABLE ON THE POPULAR PARK FIELD ESTATE. THE PROPERTY COMPRISES OF ENTRANCE HALL LEADING TO A SPACIOUS OPEN PLAN LIVING AND DINING ROOM WITH FRENCH DOORS TO THE REAR. THE KITCHEN HAS BEEN EXTENDED AND IS FITTED TO A VERY HIGH STANDARD WITH AN ISLAND AND SOME INTEGRATED APPLIANCES. UPSTAIRS THERE ARE TWO DOUBLE BEDROOMS WITH FITTED WARDROBES AND A FURTHER SINGLE BEDROOM WITH CABIN BED BUILT IN WITH ADDITIONAL STORAGE. THE FAMILY BATHROOM IS MODERN AND STYLISH AND HAS A SHOWER OVER THE BATH. EXTERNALLY THERE IS A GARDEN AND OFF STREET PARKING TO THE FRONT AND LARGE ENCLOSED REAR GARDEN WITH LAWN AND DECKING. CALL US NOW TO ARRANGE A VIEWING AND AVOID DISAPPOINTMENT AS THIS IS SURE TO BE POPULAR.

The accommodation:

Entrance:

UPVC door to the front, UPVC window, under stairs cupboard and radiator,

Lounge/Dining Room: 21'11" 6.68m x 13'3" 4.04m into alcove

UPVC window to the front, UPVC French doors to the rear, gas fire with surround and two radiators.

Kitchen: 16'7" 5.05m x 11'7" 3.53m

Two UPVC windows, UPVC door to the garden, fitted with a range of matching wall and base units with work surfaces above incorporating sink and drainer, integrated gas hob, integrated electric oven, integrated fridge freezer, integrated washing machine, integrated dishwasher, Island and tiled floor.

First Floor Landing:

UPVC window.

Bedroom One: 11'3" 3.43m into alcove x 10'10" 3.30m plus robes

UPVC window, fitted wardrobes and radiator.

Bedroom Two: 12'5" 3.78m x 8'10" 2.69m

UPVC window, fitted wardrobes and radiator.

Bedroom Three: 8'11" 2.72m x 7'10" 2.39m

UPVC window, cabin bed with storage and radiator.

Bathroom:

Two UPVC windows, bath with shower over, low level wc, pedestal wash hand basin, part tiled and heated towel rail.

Externally:

To the front of the property there is a garden laid to lawn with a driveway providing off street parking. To the rear there is a lawned garden with decking area.

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: B

EPC RATING: D

RY00003869.VS.19.09.2024.19.09.2024.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 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

