



Towneley Cottages West Ryton

- End Terrace House
- Three Bedrooms
- Garden
- Driveway & Garage
- Log Burner

£ 200,000



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ROOK
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SAYER

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1 Towneley Cottages West

Ryton, NE40 3AY

The accommodation:

Porch:

Composite door to the front, door to;

Kitchen Diner: 23'2" 7.06m x 9'9" 2.97m

Three skylights, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl Belfast style sink unit with drainer, range style cooker, integrated washing machine, integrated dishwasher, exposed ceiling beams and radiator.

Lounge: 14'11" 4.55m x 14'11" 4.55m

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

Hallway:

Two UPVC windows and two radiators.

First Floor Landing:

Bedroom One: 11'10" 3.61m x 11'0" 3.35m

UPVC window, fireplace, storage cupboard, solid wood flooring and radiator.

Bedroom Two: 11'10" 3.61m x 7'6" 2.29m

UPVC window, storage, solid wood flooring and radiator.

Second Floor Landing:

UPVC window.

Bedroom Three: 10'5" 3.18m x 7'4" 2.24m plus recess

UPVC window and radiator.

Externally:

There is a driveway providing off street parking for two cars, a garden laid to lawn and a garage.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY & GARAGE

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: C

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 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

