



## Woodside Lane Ryton

- Detached House
- Four Bedrooms
- Three Reception Rooms
- En Suite to Master Bedroom
- Gardens, Garage & Driveway

**£ 375,000**



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ROOK  
MATTHEWS  
SAYER

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# Helmslea, Woodside Lane

## Ryton, NE40 3NE

THIS IMMACULATE DETACHED PROPERTY IS CURRENTLY LISTED FOR SALE, IDEAL FOR FAMILIES SEEKING A NEW HOME. AS YOU STEP INTO THIS SPLENDID HOME, YOU'RE GREETED BY A SPACIOUS RECEPTION ROOM FEATURING LARGE WINDOWS THAT ALLOW PLENTY OF NATURAL LIGHT TO PERMEATE THE AREA. THE WOOD FLOORS ADD A TOUCH OF WARMTH TO THE ROOM, WHICH ALSO DOUBLES AS A LIVING AND DINING SPACE, PERFECT FOR ENTERTAINING GUESTS OR ENJOYING A QUIET FAMILY MEAL.

THE PROPERTY BOASTS A RECENTLY REFURBISHED KITCHEN COMPLETE WITH INTEGRATED APPLIANCES AND A UTILITY ROOM. THE BREAKFAST BAR PROVIDES AN ADDITIONAL DINING SPACE, MAKING THE KITCHEN THE HEART OF THE HOME.

THERE ARE FOUR BEDROOMS IN TOTAL. THE FIRST BEDROOM IS A DOUBLE WITH AN EN-SUITE AND A WALK-IN WARDROBE, PROVIDING AMPLE STORAGE SPACE. THE SECOND BEDROOM IS ALSO A DOUBLE AND COMES WITH BUILT-IN WARDROBES. THE THIRD BEDROOM IS A SPACIOUS SINGLE ROOM, AGAIN WITH BUILT-IN WARDROBES. THE FOURTH BEDROOM IS A SINGLE ROOM, PROVIDING A COMFORTABLE SPACE FOR FAMILY MEMBERS OR GUESTS.

THE LARGE BATHROOM FEATURES A WALK-IN SHOWER, ADDING A TOUCH OF LUXURY TO THE EVERYDAY ROUTINE.

OUTSIDE, THE PROPERTY PROVIDES A LARGE ENCLOSED REAR GARDEN, AN IDEAL SPACE FOR CHILDREN TO PLAY OR FOR HOSTING SUMMER BARBECUES. THE LARGE DRIVEWAY AND GARAGE OFFER PLENTY OF SPACE FOR PARKING AND STORAGE.

#### Entrance:

Composite door to the front, storage, solid wood flooring and radiator.

#### Lounge:

15'10" 4.83m x 12'7" 3.84m  
UPVC window, gas fire with surround, solid wood flooring, radiator and open plan to;

#### Dining Room:

9'7" 2.92m x 7'10" 2.39m  
UPVC French doors to the garden, solid wood flooring and radiator.

#### Play Room:

15'6" 4.72m x 8'1" 2.46m  
UPVC window and radiator.

#### Kitchen/Breakfast Room:

18'0" 5.49m x 7'10" 2.39m  
Two UPVC windows, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink and drainer, tiled splash backs, integrated double oven, hob, extractor, dishwasher, washing machine, fridge freezer, Breakfast bar, solid wood flooring and vertical radiator.

#### Utility Room:

UPVC door to the garden, access to garage, fitted with a range of matching tall wall and base units with work surfaces above incorporating sink and drainer, plumbed for washing machine.

#### WC:

UPVC window, low level wc, vanity wash hand basin, part tiled and heated towel rail.

#### First Floor Landing:

#### Bedroom One:

14'8" 4.47m x 10'11" 3.33m  
UPVC window, UPVC Juliet balcony, walk in wardrobe and radiator.

#### En Suite:

Skylight, large walk in shower, low level wc, vanity wash hand basin, fully tiled and heated towel rail.

#### Bedroom Two:

12'9" 3.89m x 10'11" 3.33m into dormer  
UPVC window, fitted wardrobes and radiator.

#### Bedroom Three:

11'4" 3.45m 9'4" 2.84m plus robes  
UPVC window, fitted wardrobes and radiator.

#### Bedroom Four:

12'8" 3.86m x 5'8" 1.73m  
Skylight.

#### Bathroom:

Three UPVC windows, bath, large shower, vanity wash hand basin, low level wc, fully tiled and heated towel rail.

#### Externally:

To the rear of the property there is an enclosed garden. To the front there is a garden and 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: GARAGE AND 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  
RY00006880.VS.EW.23.08.2024.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 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.

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