



## Ashfield Terrace

Ryton

- Mid Terrace House
- Three Bedrooms
- Two Reception Rooms
- Loft Room
- Front Garden & Rear Yard

**£ 300,000**



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ROOK  
MATTHEWS  
SAYER

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# 14 Ashfield Terrace

Ryton, NE40 3LB

THIS TERRACED PROPERTY IS CURRENTLY LISTED FOR SALE AND HAS AN IMMENSE POTENTIAL TO BE MOULDED INTO YOUR PERFECT FAMILY HOME. SITUATED IN A LOCATION WITH STRONG PUBLIC TRANSPORT LINKS AND A VIBRANT LOCAL COMMUNITY, THIS PROPERTY PRESENTS AN EXCELLENT OPPORTUNITY FOR FAMILIES SEEKING A NEW ABODE.

THE PROPERTY COMPRISES OF THREE WELL-PROPORTIONED BEDROOMS. TWO OF THESE BEDROOMS ARE SPACIOUS DOUBLES, PROVIDING AMPLE ROOM FOR RELAXATION AND COMFORT. THE THIRD BEDROOM IS A GENEROUS SINGLE, OFFERING A COMFORTABLE SPACE FOR A CHILD'S ROOM OR A HOME OFFICE.

THE PROPERTY BOASTS A SINGLE BATHROOM FITTED WITH A LUXURIOUS FREE-STANDING BATH, PROVIDING A PERFECT SETTING FOR A RELAXING SOAK AFTER A LONG DAY. THIS TRADITIONAL THEME IS CONTINUED IN THE PROPERTY'S TWO RECEPTION ROOMS, BOTH OF WHICH FEATURE COSY FIREPLACES, IDEAL FOR GATHERING WITH FAMILY OR ENTERTAINING GUESTS.

THE KITCHEN WHICH IS EQUIPPED WITH STYLISH WOOD COUNTERTOPS THAT GIVE IT A RUSTIC AND HOMELY FEEL. THIS FUNCTIONAL SPACE IS PERFECT FOR THOSE WHO LOVE TO COOK AND ENTERTAIN.

THE PROPERTY ALSO HAS A LOFT ROOM, ADDING AN EXTRA DIMENSION TO THE HOME AND PROVIDING POTENTIAL FOR ADDITIONAL LIVING SPACE OR STORAGE.

WITH ALL THESE FEATURES, THIS PROPERTY IS A CANVAS READY TO BE TRANSFORMED INTO A BEAUTIFUL FAMILY HOME. IT OFFERS A UNIQUE BLEND OF FUNCTIONAL AND COMFORTABLE LIVING SPACES, MAKING IT AN IDEAL CHOICE FOR FAMILIES. THIS COULD BE THE HOME YOU'VE BEEN SEARCHING FOR, DON'T MISS OUT ON THIS FANTASTIC OPPORTUNITY.

#### Entrance:

Wooden door to the front, solid wood flooring and door to;

#### Hall:

Storage under stairs, solid wood flooring and radiator.

Lounge: 14'11" 4.55m into alcove x 13'1" 3.99m plus bay

Sash windows, bay window to the front, gas fire with surround, solid wood flooring and radiator.

Dining Room: 13'1" 3.99m x 12'9" 3.89m max

UPVC French doors, gas fire with surround and radiator.

Kitchen: 11'0" 3.35m x 10'4" 3.15m

UPVC door to the rear, UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating Belfast sink unit, Range style cooker, integrated fridge freezer, integrated washing machine and breakfast bar.

#### First Floor Landing:

Split level and storage.

Bedroom One: 13'11" 4.4m x 11'11" 3.63m into alcove

Sash windows, fireplace and radiator.

Bedroom Two: 12'11" 3.94m x 11'7" 3.53m

UPVC window and radiator.

Bedroom Three: 10'1" 3.07m x 7'5" 2.26m

Sash window and radiator.

#### Bathroom wc:

UPVC window, roll top bath, shower, low level wc, wash hand basin, part tiled and radiator.

#### Loft Room:

Skylight.

#### Externally:

There is a garden to the front and a yard to the rear.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET

#### 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: D

EPC RATING: TBC

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EPC WILL GO HERE

**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

