



Blackhouse Lane

Ryton

- Semi Detached Dormer
- One Bedroom
- Two Reception Rooms
- Gardens, Driveway & Garage
- No Onward Chain

£ 200,000



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ROOK
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Hazel Cottage

Blackhouse Lane, Ryton, NE40 3AE

THIS CHARMING SEMI-DETACHED COTTAGE IS CURRENTLY ON THE MARKET AND PRESENTS AN EXCELLENT OPPORTUNITY. THE PROPERTY IS IN GOOD CONDITION AND IS SITUATED IN A LOCATION WITH SUPERB PUBLIC TRANSPORT LINKS AND A STRONG LOCAL COMMUNITY.

THE COTTAGE BOASTS TWO RECEPTION ROOMS, EACH WITH THEIR OWN DISTINCT CHARACTER. THE FIRST RECEPTION ROOM FEATURES A FIREPLACE, IDEAL FOR COSY EVENINGS IN. THE SECOND RECEPTION ROOM IS SEPARATE, OFFERING A DEGREE OF PRIVACY AND FLEXIBILITY IN HOW YOU USE THE SPACE.

THE PROPERTY ALSO INCLUDES A MODERN KITCHEN EQUIPPED WITH ALL THE NECESSARY APPLIANCES FOR YOUR CULINARY NEEDS. THE KITCHEN IS THE HEART OF THE HOME, OFFERING A PRACTICAL AND COMFORTABLE SPACE TO PREPARE MEALS.

ACCOMPANYING THIS, THE COTTAGE HAS A SPACIOUS DOUBLE BEDROOM THAT PROMISES COMFORT AND TRANQUILLITY. THE LARGE WALK-IN SHOWER IN THE BATHROOM ACCESSIBILITY TO THE BATHROOM

ONE OF THE UNIQUE ASPECTS OF THIS HOME IS THE GARDEN ROOM. CURRENTLY, IT SERVES AS AN EXTENSION OF THE LIVING SPACE, BUT IT COULD ALSO BE CONVERTED INTO AN ADDITIONAL BEDROOM IF REQUIRED. THE FRONT AND REAR GARDENS OFFER PLENTY OF OUTDOOR SPACE FOR RELAXATION OR ENTERTAINING, AND THE ADDED CONVENIENCE OF A DRIVEWAY AND GARAGE MAKES FOR EASY PARKING.

The accommodation:

Entrance:
UPVC door and radiator.

Lounge: 14'11" 4.55m x into alcove x 11'11" 3.63m plus bay
UPVC bay window, electric fire and radiator.

Dining Room: 10'7" 3.22m x 9'10" 2.99m
Window, storage and radiator.

Garden Room: 10'9" 3.28m x 10'0" 3.05m
Potential to be a bedroom. Sliding doors to garden and radiator.

Kitchen: 10'0" 3.05m x 7'7" 2.31m
UPVC door to the garage, UPVC window, fitted with a range of matching wall and base units incorporating stainless steel sink unit and drainer, integrated grill, oven, hob, fridge freezer and plumbed for washing machine.

Shower Room:
UPVC window, large walk in shower, low level wc, wash hand basin, fully clad and radiator.

First Floor Landing:
Storage.

Bedroom: 15'0" 4.57m x max x 12'2" 3.71m into bay
UPVC window and radiator.

Externally:
There are gardens to both the front and rear of the property, a driveway providing off street parking and a garage.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: FIBRE
Mobile Signal Coverage Blackspot: NO
Parking: DRIVEWAY AND 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: B
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

