



Dene Close Ryton

- Semi Detached Bungalow
- Two Bedrooms
- Conservatory
- Gardens, Driveway & Garage
- No Onward Chain

OIRO £ 200,000



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ROOK
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16 Dene Close

Ryton, NE40 3RZ

FOR SALE IS THIS DELIGHTFUL TWO-BEDROOM, SEMI-DETACHED BUNGALOW IN GOOD CONDITION. THE PROPERTY OFFERS AN EXCELLENT BALANCE OF LIVING SPACE, FEATURING A SPACIOUS RECEPTION ROOM, CONSERVATORY AND A BRIGHT, WELL-LIT KITCHEN. THE KITCHEN RECEIVES AN ABUNDANCE OF NATURAL LIGHT, CREATING A PLEASANT AND INVITING ATMOSPHERE.

THERE ARE TWO DOUBLE BEDROOMS IN THE PROPERTY, EACH OFFERING BUILT-IN WARDROBES THAT PROVIDE AMPLE STORAGE SPACE. THE BEDROOMS ARE WELL-PROPORTIONED, MAKING THEM PERFECT FOR REST AND RELAXATION.

THE MAIN RECEPTION ROOM IS A HIGHLIGHT OF THE PROPERTY, BOASTING LARGE WINDOWS AND A COSY FIREPLACE THAT ADDS A WARM AND INVITING AMBIANCE. THE SPACIOUS CONSERVATORY ALSO IMPRESSES, OFFERING ACCESS TO THE GARDEN. THIS MAKES IT AN IDEAL SPACE FOR ENTERTAINING GUESTS OR FOR PEACEFUL CONTEMPLATION WHILE ENJOYING VIEWS OF THE GARDEN.

THE PROPERTY ALSO COMES WITH A GARAGE AND DRIVEWAY, PROVIDING CONVENIENT OFF-STREET PARKING. THE FRONT AND REAR GARDENS OFFER GENEROUS OUTDOOR SPACE FOR GARDENING ENTHUSIASTS OR SIMPLY FOR ENJOYING THE OUTDOORS.

THE PROPERTY IS PERFECTLY SITUATED WITH LOCAL AMENITIES NEARBY, ENSURING CONVENIENCE FOR DAILY NECESSITIES. THE PUBLIC TRANSPORT LINKS ARE ALSO EASILY ACCESSIBLE, MAKING COMMUTING TO AND FROM THE PROPERTY A BREEZE.

The accommodation:

Entrance:
UPVC door, storage and radiator.

Lounge:
UPVC window, fire with surround and radiator.

Kitchen:
UPVC window, UPVC door, fitted with a range of matching wall and base units incorporating stainless steel sink unit and drainer, space for free standing cooker and radiator.

Conservatory:
UPVC conservatory, UPVC French doors and radiator.

Bedroom One:
French doors to conservatory, fitted wardrobes and radiator.

Bedroom Two:
UPVC window, fitted wardrobes and radiator.

Bathroom wc:
UPVC window, bath with shower over, low level wc, wash hand basin, storage, part tiled and radiator.

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

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: FIBRE AVAILABLE IN THE AREA
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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 1 June 1964
Ground Rent: £15 yearly

COUNCIL TAX BAND: C

EPC RATING: D
RY00006915.VS.EW.06.11.2024.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	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

