



Grange Road Ryton

For sale is this immaculate, semi-detached house that boasts an impressive structure coupled with a large extension. This property, ideally suited for families, features two spacious reception rooms, a modern kitchen, three bedrooms, and a newly refurbished bathroom.

The first reception room is a gem with large windows letting in an abundance of natural light and a cosy fireplace, just perfect for those chillier evenings. The second reception room offers a snug area for those quiet, relaxing moments.

The heart of this home is undoubtedly the extended kitchen. It has been recently refurbished and comes with modern appliances and a dining space. The kitchen also provides easy access to the garden, perfect for outdoor dining or children's play.

The property offers three bedrooms. The master bedroom is a double room with built-in wardrobes, perfect for storage. The second bedroom is also a double room, offering ample space for rest. The third bedroom, although a single, is spacious and would make for a perfect guest room or study.

The bathroom has been newly refurbished, adding a fresh and modern touch to this splendid home.

One of the unique features of this property is the large extension, providing ample space for families to enjoy. The property also benefits from a garage, driveway, a front garden, and a large rear garden with a garden room.

Located in an area with excellent public transport links and nearby schools, this property is an ideal home for families.

In summary, this immaculate, semi-detached house offers comfortable living with its modern features, multiple rooms, and outstanding location.

Offers in excess of **£400,000**

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FOR SALE IS THIS IMMACULATE, SEMI-DETACHED HOUSE THAT BOASTS AN IMPRESSIVE STRUCTURE COUPLED WITH A LARGE EXTENSION. THIS PROPERTY, IDEALLY SUITED FOR FAMILIES, FEATURES TWO SPACIOUS RECEPTION ROOMS, A MODERN KITCHEN, THREE BEDROOMS, AND A NEWLY REFURBISHED BATHROOM.

THE FIRST RECEPTION ROOM IS A GEM WITH LARGE WINDOWS LETTING IN AN ABUNDANCE OF NATURAL LIGHT AND A COSY FIREPLACE, JUST PERFECT FOR THOSE CHILLIER EVENINGS. THE SECOND RECEPTION ROOM OFFERS A SNUG AREA FOR THOSE QUIET, RELAXING MOMENTS.

THE HEART OF THIS HOME IS UNDOUBTEDLY THE EXTENDED KITCHEN. IT HAS BEEN RECENTLY REFURBISHED AND COMES WITH MODERN APPLIANCES AND A DINING SPACE. THE KITCHEN ALSO PROVIDES EASY ACCESS TO THE GARDEN, PERFECT FOR OUTDOOR DINING OR CHILDREN'S PLAY.

THE PROPERTY OFFERS THREE BEDROOMS. THE MASTER BEDROOM IS A DOUBLE ROOM WITH BUILT-IN WARDROBES, PERFECT FOR STORAGE. THE SECOND BEDROOM IS ALSO A DOUBLE ROOM, OFFERING AMPLE SPACE FOR REST. THE THIRD BEDROOM, ALTHOUGH A SINGLE, IS SPACIOUS AND WOULD MAKE FOR A PERFECT GUEST ROOM OR STUDY.

THE BATHROOM HAS BEEN NEWLY REFURBISHED, ADDING A FRESH AND MODERN TOUCH TO THIS SPLENDID HOME.

ONE OF THE UNIQUE FEATURES OF THIS PROPERTY IS THE LARGE EXTENSION, PROVIDING AMPLE SPACE FOR FAMILIES TO ENJOY. THE PROPERTY ALSO BENEFITS FROM A GARAGE, DRIVEWAY, A FRONT GARDEN, AND A LARGE REAR GARDEN WITH A GARDEN ROOM.

LOCATED IN AN AREA WITH EXCELLENT PUBLIC TRANSPORT LINKS AND NEARBY SCHOOLS, THIS PROPERTY IS AN IDEAL HOME FOR FAMILIES.

IN SUMMARY, THIS IMMACULATE, SEMI-DETACHED HOUSE OFFERS COMFORTABLE LIVING WITH ITS MODERN FEATURES, MULTIPLE ROOMS, AND OUTSTANDING LOCATION.

The accommodation:

Porch:

Composite door and two UPVC windows.

Hallway:

Solid wood flooring and radiator.

Lounge: 12'11" 3.94m into alcove x 12'10" 3.91m plus bay UPVC bay window, log burner with surround and radiator.

Snug: 12'11" 3.94m x 10'10" 3.30m

Radiator and open plan to;

Kitchen/Diner: 21'9" 6.63m x 18'3" 5.53m

Extended. Aluminium double-glazed French doors, door to garden, floor to ceiling window, fitted with a range of matching tall and base units with work surfaces above incorporating sink and drainer, induction hob, double oven, integrated fridge freezer, integrated dishwasher, walk in pantry and two vertical radiators.



Boot Room:

With fitted hanging and storage space.

Utility Room:

Plumbed for washing machine and access to garden.

WC:

Low level wc and wash hand basin.

First Floor Landing:

UPVC window.

Bedroom One: 12'10" 3.91m plus bay x 10'11" 3.33m plus robes

UPVC bay window, fitted wardrobes and radiator.

Bedroom Two: 11'0" 3.35m plus robes x 12'10" 3.91m

UPVC bay window to the rear, fitted wardrobes and radiator.

Bedroom Three: 9'4" 2.84m x 6'8" 2.03m

UPVC window and radiator.

Shower Room:

Two UPVC windows, walk in shower, low level wc, vanity wash hands basin, part tiled and radiator.

Externally:

To the front of the property there is a garden and a driveway providing off street parking leading to a garage. To the rear there is a large West facing lawned garden with pergola.

Garden Room:

With electricity and a log burner.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: CABLE

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.

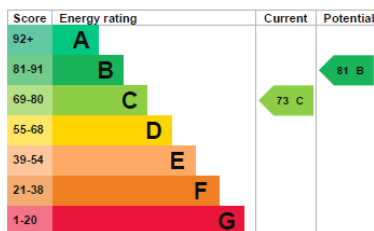
TENURE

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: D

EPC RATING: TBC

RY00002721/Vs/EW/16.10.2024.V.1.





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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

