



Peth Lane Ryton

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Gardens
- Driveway & Garage

Auction Guide Price **£ 260,000+**



0191 413 1313
2 Grange Road, Ryton, NE40 3LT

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
ryton@rmsestateagents.co.uk

Glengariff, Peth Lane

Ryton, NE40 3PB

FOR SALE BY AUCTION – 12TH DECEMBER 2024 – OPTION ONE – TERMS AND CONDITIONS APPLY

THIS SEMI DETACHED HOME IS SITUATED IN THE HEART OF RYTON VILLAGE OVERLOOKING WOODLAND. THE PROPERTY COMPRISES OF ENTRANCE PORCH LEADING TO OPEN PLAN LIVING ROOM AND EXTENDED DINING ROOM WITH FRENCH DOORS TO THE GARDEN. THE KITCHEN IS FITTED WITH HIGH GLOSS UNITS AND IS IMMACULATELY PRESENTED. LEADING FROM THE KITCHEN IS A DOWNSTAIRS WC AND ACCESS TO THE GARAGE. UPSTAIRS THERE ARE TWO DOUBLE BEDROOMS, A GOOD SIZED SINGLE ROOM AND FAMILY BATHROOM. EXTERNALLY THERE IS A GARDEN TO THE FRONT AND REAR AND A LARGE GARDEN TO THE SIDE, WITH WHICH THE RELEVANT PLANNING AND CONSENTS COULD BE USED FOR AN EXTENSION. THE PROPERTY HAS OFF STREET PARKING IN FRONT OF THE GARAGE. CALL US NOW TO ARRANGE A VIEWING AND AVOID DISAPPOINTMENT.

Porch:
Porch with wooden door to the front.

Hallway:
Door from porch, storage and radiator.

Lounge: 13'9" 4.19m x 11'9" 3.58m into alcove
UPVC window to the front, gas fire with surround, storage in alcoves, radiator and open plan to;

Dining Room: 19'6" 5.94m x 9'3" 2.82m
Extended dining area, UPVC French doors to garden, window and radiator.

Kitchen:
Window, fitted with a range of matching wall and base units with work surfaces above incorporating sink and drainer, integrated gas hob and electric oven and radiator.

Utility Room:
Fitted with a range of matching wall and base units with work surfaces above incorporating sink and drainer, plumbed for washing machine.

WC:
Low level wc, wash hand basin and radiator.

First Floor Landing :
UPVC window, storage and loft access.

Bedroom One: 11'9" 3.58m x 10'1" 3.07m
UPVC window, solid wood floor and radiator.

Bedroom Two: 11'9" 3.58m max x 10'1" 3.07m
Window and radiator.

Bedroom Three: 8'4" 2.54m x 8'1" 2.46m
UPVC window and radiator.

Bathroom wc:
UPVC window, bath with shower over, low level wc and vanity wash hand basin.

Externally:
There is a garden to the rear and to the side of the property. To the front there is a driveway providing off street parking with an electric car charger and a garage.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: FIBRE
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

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: D

RY00006702/V5/EW/09.02.2024/V.1.

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 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

