



Runhead Estate

Ryton

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Gardens
- No Onward Chain

OIEO £ 130,000



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69 Runhead Estate

Ryton, NE40 3HS

WE ARE PLEASED TO PRESENT THIS SEMI-DETACHED HOUSE TO THE MARKET, WHICH IS CURRENTLY LISTED FOR SALE. ALTHOUGH IT REQUIRES MODERNISING, THIS PROPERTY HAS ENDLESS POTENTIAL, MAKING IT AN EXCITING OPPORTUNITY TO PUT YOUR OWN STAMP ON YOUR HOME OR FOR INVESTMENT.

THIS PROPERTY OFFERS SPACIOUS ACCOMMODATION WITH TWO OPEN-PLAN RECEPTION ROOMS, BOTH PROVIDING A PERFECT SETTING FOR FAMILY TIME OR ENTERTAINING GUESTS. ONE OF THE RECEPTION ROOMS BOASTS A CHARMING FIREPLACE, ADDING CHARACTER AND WARMTH TO THE SPACE.

THE HOUSE ALSO INCLUDES A FUNCTIONAL KITCHEN THAT BENEFITS FROM AN ABUNDANCE OF NATURAL LIGHT, CREATING A BRIGHT AND INVITING ATMOSPHERE. THE PROPERTY ALSO BENEFITS FROM A UTILITY ROOM AND A DOWNSTAIRS WC, ADDING TO ITS PRACTICALITY.

THE PROPERTY CONSISTS OF THREE BEDROOMS; TWO DOUBLE ROOMS AND A SINGLE ROOM. THESE ROOMS OFFER PLENTY OF SPACE TO RELAX AND UNWIND. ADDITIONALLY, THE HOUSE INCLUDES A BATHROOM THAT IS DISABLED ACCESSIBLE, CATERING TO A VARIETY OF NEEDS.

ONE OF THE PROPERTY'S KEY SELLING POINTS IS ITS LARGE REAR GARDEN, PERFECT FOR OUTDOOR ACTIVITIES OR GARDENING ENTHUSIASTS. IT PROVIDES A GREAT OPPORTUNITY FOR THOSE WISHING TO EXTEND OR ADD THEIR PERSONAL TOUCH TO THE PROPERTY.

LOCATED IN AN AREA WITH A STRONG LOCAL COMMUNITY, THE PROPERTY IS WITHIN WALKING DISTANCE OF LOCAL SCHOOLS AND SCENIC WALKING ROUTES. FURTHERMORE, THE PROPERTY IS OFFERED WITH NO ONWARD CHAIN, MAKING IT AN IDEAL HOME FOR FAMILIES AND COUPLES Alike.

IN SUMMARY, THIS PROPERTY REPRESENTS A UNIQUE OPPORTUNITY FOR THOSE LOOKING TO PUT THEIR STAMP ON THEIR NEXT HOME AND BECOME PART OF A WELCOMING COMMUNITY.

Entrance:
Wooden door to the front, UPVC window and radiator.

Lounge: 13'11" 4.24m into alcove x 11'10" 3.61m
UPVC window to the front, electric fire with surround, radiator and open to;

Dining Room: 10'7" 3.22m x 10'5" 3.18m
UPVC window and radiator.

Kitchen:
UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit with drainer, gas cooker point, pantry and radiator.

Utility Room:
UPVC window and door, fitted with units incorporating Belfast sink unit and plumbed for washing machine.

WC:
UPVC window and low level wc.

First Floor Landing:
UPVC window.

Bedroom One: 12'4" 3.76m into alcove x 12'2" 3.71m
UPVC window, storage and radiator.

Bedroom Two: 10'7" 3.22m x 10'6" 3.20m
UPVC window, storage and radiator.

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

Bathroom:
UPVC window, accessible shower, wash hand basin and radiator.

WC:
UPVC window and low level wc.

Externally:
There is a garden to both the front and rear of the property.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: FIBRE
Mobile Signal Coverage Blackspot: NO
Parking: ON STREET PARKING

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: A
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

