



## Silvermere Drive

Ryton

- Mid Terrace House
- Two Bedrooms
- Breakfasting Kitchen
- Rear Garden
- Off Street Parking

**OIEO £ 125,000**



ROOK  
MATTHEWS  
SAYER

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# 35 Silvermere Drive

Ryton, NE40 3HA

FOR SALE IS A LOVELY TERRACED HOUSE, PRESENTED IN GOOD CONDITION AND READY TO WELCOME NEW OWNERS. THIS PROPERTY IS IDEALLY SUITED FOR COUPLES SEARCHING FOR THEIR FIRST HOME OR THOSE LOOKING TO DOWNSIZE. THE PROPERTY IS LOCATED IN A DESIRABLE AREA WITH EXCELLENT PUBLIC TRANSPORT LINKS AND NEARBY PARKS, PERFECT FOR THOSE WHO LOVE OUTDOOR ACTIVITIES OR NEED A QUICK COMMUTE.

THE PROPERTY FEATURES ONE SPACIOUS RECEPTION ROOM, WHICH BOASTS LARGE WINDOWS THAT FILL THE ROOM WITH AN ABUNDANCE OF NATURAL LIGHT, CREATING A BRIGHT AND AIRY SPACE WHERE YOU CAN RELAX OR ENTERTAIN GUESTS. THERE'S ALSO A WELL-SIZED KITCHEN READY FOR YOU TO PUT YOUR CULINARY SKILLS TO THE TEST.

THE HOUSE OFFERS TWO BEDROOMS - A SPACIOUS DOUBLE BEDROOM EQUIPPED WITH BUILT-IN WARDROBES, OFFERING PLENTY OF STORAGE SPACE, AND A COMFORTABLE SINGLE BEDROOM. BOTH ROOMS PROVIDE A PEACEFUL RETREAT AT THE END OF THE DAY. THE PROPERTY ALSO OFFERS A BATHROOM, PROVIDING ALL THE ESSENTIAL AMENITIES FOR A COMFORTABLE LIFESTYLE.

ONE OF THE MAIN SELLING POINTS OF THIS PROPERTY IS THE REAR GARDEN, A PERFECT SPOT FOR RELAXING IN THE SUN OR HOSTING A SUMMER BARBECUE. IN ADDITION, THERE'S ALLOCATED PARKING, ENSURING YOU'LL NEVER HAVE TO WORRY ABOUT FINDING A PLACE TO PARK YOUR CAR. FINALLY, THERE'S NO ONWARD CHAIN, FACILITATING A SMOOTHER AND QUICKER TRANSACTION.

THIS TERRACED HOUSE OFFERS A GREAT OPPORTUNITY TO ACQUIRE A LOVELY HOME IN A CONVENIENT LOCATION, AND IT'S JUST WAITING FOR YOU TO MAKE IT YOUR OWN.

The accommodation:

Lounge: 12'6" 3.81m x 11'7" 3.53m

Bow window to the front, wall mounted electric fire, open plan staircase and semi open plan to;

Breakfasting Kitchen: 11'7" 3.53m x 7'10" 2.39m

UPVC window to the rear, UPVC door to the rear, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit, electric cooker, plumbed for washing machine, breakfast bar and radiator.

First Floor Landing:

Bedroom One: 12'7" 3.84m x 11'7" 3.53m

UPVC window to the front, storage cupboard and radiator.

Bedroom Two: 8'8" 2.64m x 5'4" 1.62m

UPVC window to the rear and radiator.

Bathroom wc:

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

Externally:

The property benefits from parking to the front a rear garden.

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: CABLE

Mobile Signal Coverage Blackspot: NO

Parking: ALLOCATED PARKING SPACE

## 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 10 July 1993

Ground Rent: £17.50 every six months

## COUNCIL TAX BAND: A

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 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

