



Bank Top Woodside, Ryton

- Mid Terrace House
- Two Bedrooms
- Kitchen Diner
- En Suite to Master
- Rear Garden

OIEO £ 135,000



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6 Bank Top

Woodside, Ryton, NE40 4QN

FOR SALE IS THIS LOVELY TERRACED HOUSE, IN GOOD CONDITION AND LOCATED WITHIN CLOSE PROXIMITY TO GREEN SPACES. THIS PROPERTY IS IDEAL FOR FIRST-TIME BUYERS, PRESENTING A FANTASTIC OPPORTUNITY TO STEP ONTO THE PROPERTY LADDER.

THE HOUSE COMPRISES OF TWO BEDROOMS, EACH WITH ITS OWN EN-SUITE FOR ADDED CONVENIENCE. THE FIRST BEDROOM IS A GENEROUS DOUBLE SIZE, FEATURING BUILT-IN WARDROBES, PROVIDING AMPLE STORAGE SPACE. THE SECOND BEDROOM IS A COMFORTABLE SINGLE SIZE, ALSO BOASTING AN EN-SUITE, MAKING THIS A VERSATILE SPACE WHICH COULD BE USED AS A GUEST ROOM OR HOME OFFICE.

THE HOUSE BOASTS A SPACIOUS KITCHEN, THOUGHTFULLY DESIGNED TO INCORPORATE A DINING SPACE. ADDITIONALLY, THE KITCHEN HAS FRENCH DOORS THAT OPEN OUT ONTO A CHARMING REAR GARDEN. THIS OUTSIDE SPACE IS PERFECT FOR ENJOYING SUNNY DAYS AND ALFRESCO DINING.

THERE IS ALSO A SINGLE RECEPTION ROOM, PROVIDING A WELCOMING AREA TO RELAX AND ENTERTAIN GUESTS.

ONE OF THE KEY SELLING POINTS OF THIS PROPERTY IS THAT THERE IS NO ONWARD CHAIN, PROMISING A SMOOTHER AND QUICKER TRANSACTION FOR THE BUYER.

IN SUMMARY, THIS IS A DELIGHTFUL TERRACED HOUSE WITH TWO BEDROOMS, A KITCHEN WITH DINING SPACE, A RECEPTION ROOM, AND A LOVELY REAR GARDEN. IT IS IN GOOD CONDITION AND IDEALLY SUITED FOR FIRST-TIME BUYERS. DON'T MISS OUT ON THIS FANTASTIC OPPORTUNITY.

The accommodation:

Entrance:

Composite door to the front and radiator.

Lounge: 16'9" 5.11m max x 13'6" 4.12m
UPVC window, storage and two radiators.

Kitchen Diner: 16'8" 5.08m x 13'4" 4.06m
UPVC window and French doors, fitted with a range of matching wall and base units with work surfaces above incorporating double sink with drainer, integrated gas hob, oven, grill and extractor hood, plumbed for washing machine and radiator.

First Floor Landing:

Bedroom One: 14'1" 4.29m x 13'6" 4.12m max
UPVC window, fitted wardrobes and radiator.

En Suite:
Shower, low level wc, vanity was hand basin and fully tiled.

Bedroom Two: 8'10" 2.69m x 7'0" 2.13m
UPVC window and radiator.

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

Externally:
There is a garden to the rear.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: ADSL
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: B
EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	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

