



Meadow Close Ryton

- Semi Detached House
- Three Bedrooms
- Conservatory
- Front & Rear Gardens
- Driveway & Garage

OIEO £ 220,000



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

ROOK
MATTHEWS
SAYER

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

4 Meadow Close

Ryton, NE40 3RU

STEP RIGHT INTO THIS CHARMING, SEMI-DETACHED PROPERTY CURRENTLY LISTED FOR SALE. MAINTAINED IN GOOD CONDITION, THIS SWEET ABODE IS A PERFECT MATCH FOR FIRST-TIME BUYERS OR FAMILIES EAGER TO ESTABLISH THEIR HOMELY NEST.

THE HEART OF THE HOME IS UNDOUBTEDLY THE RECEPTION ROOM. AN OPEN-PLAN DESIGN, GRACED WITH LARGE WINDOWS, ENSURES THIS SPACE IS BATHED IN NATURAL LIGHT, SETTING A WARM AND WELCOMING ATMOSPHERE. IT'S THE PERFECT SPOT FOR FAMILY GATHERINGS OR QUIET RELAXATION AFTER A LONG DAY.

THE FUNCTIONAL KITCHEN, COMPLETE WITH A UTILITY ROOM, IS READY TO HANDLE ANY CULINARY TASK. IT OFFERS THE PERFECT CANVAS FOR THOSE WHO LOVE TO COOK AND ENTERTAIN, WITH PLENTY OF SPACE FOR ALL YOUR KITCHEN ESSENTIALS.

THE PROPERTY BOASTS THREE BEDROOMS: TWO DOUBLES AND A SINGLE. THE FIRST DOUBLE BEDROOM COMES WITH BUILT-IN WARDROBES, OFFERING AMPLE STORAGE WITHOUT COMPROMISING ON SPACE. THE SECOND DOUBLE AND SINGLE BEDROOMS ALSO OFFER COMFORTABLE SPACES FOR REST OR WORK.

THE BATHROOM, RECENTLY RENOVATED, FEATURES A LUXURIOUS RAIN SHOWER THAT WILL TRANSFORM DAILY ROUTINES INTO SPA-LIKE EXPERIENCES.

ADDING TO THE CHARM ARE THE BONUS FEATURES INCLUDING A CONSERVATORY, A SOUTHERLY FACING GARDEN, AND A GARAGE WITH A DRIVEWAY. THE LOCATION IS A CHERRY ON TOP, WITH PUBLIC TRANSPORT LINKS AND LOCAL AMENITIES JUST A STONE'S THROW AWAY.

THIS PROPERTY TRULY OFFERS A WONDERFUL BLEND OF COMFORT, CONVENIENCE, AND CHARM. IT'S MORE THAN JUST A HOUSE; IT'S A HOME WAITING FOR ITS NEW OWNERS.

Porch:
UPVC door to the front, door to;

Hallway:
Storage and radiator.

Lounge/Dining Room: 20'0" 6.07m plus bay x 13'2" 4.01m max
UPVC bay window to the front, two vertical radiators and French doors to;

Conservatory: 9'2" 2.79m x 7'10" 2.39m
UPVC conservatory and door to the garden.

Kitchen: 10'4" 3.15m x 9'5" 2.87m
UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit with drainer, integrated electric hob, integrated oven and grill, integrated dishwasher and radiator.

Utility Room:
UPVC door to the garden, plumbed for washing machine and storage.

First Floor Landing:
UPVC window and loft access.

Bedroom One: 12'1" 3.68m x 9'0" 2.74m plus robes
UPVC window, wardrobes and radiator.

Bedroom Two: 11'0" 3.35m x 9'4" 2.84m
UPVC window and radiator.

Bedroom Three: 8'9" 2.67m x 7'5" 2.26m
UPVC window and radiator.

Shower Room:
Recently update. UPVC window, large walk in shower, low level wc, vanity wash hand basin, fully tiled and heated towel rail.

Externally:
To the rear of the property there is a south facing garden. To the front there is a further garden with a double length driveway providing off street parking leading to 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: C

EPC RATING: D

RY00006987.VS.EW.20.12.2024.V.1.



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

