

Meadow Close Ryton

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

OIEO £ 220,000







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 FEEDITALE.

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

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

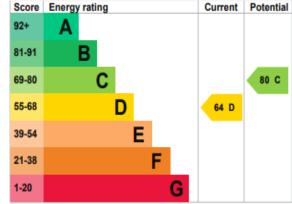
EPC RATING: D

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









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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

