



Hardman Gardens

Ryton

- Semi Detached House
- Three Bedrooms
- Gardens
- Street Parking
- Ideal First Time Buy

£ 130,000



ROOK
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58 Hardman Gardens

Ryton, NE40 3HX

PRESENTING A SEMI-DETACHED HOUSE, CURRENTLY LISTED FOR SALE. THIS PROPERTY IS WELL-SITUATED AMIDST PUBLIC TRANSPORT LINKS AND LOCAL AMENITIES.

THE HOME FEATURES A PAIR OF DELIGHTFUL DOUBLE BEDROOMS AND A GOOD SIZED SINGLE BEDROOM. THE BATHROOM HAS BEEN RECENTLY UPDATED, ADDING A TOUCH OF MODERNITY TO THE PROPERTY. THE KITCHEN IS EQUIPPED WITH DINING SPACE, READY TO HOST YOUR BREAKFAST OR A QUICK COFFEE.

THERE IS A RECEPTION ROOM WITH LOG BURNER

THE HOUSE ALSO BENEFITS FROM BOTH REAR AND FRONT GARDENS. THESE OUTDOOR AREAS PROVIDE AMPLE SPACE FOR GARDENING ENTHUSIASTS OR CAN SERVE AS A PEACEFUL RETREAT WHERE YOU CAN UNWIND IN THE FRESH AIR.

THIS PROPERTY, WITH ITS SPACIOUS ROOMS AND CONVENIENT LOCATION, PRESENTS AN EXCELLENT OPPORTUNITY FOR THOSE LOOKING TO SETTLE IN A COMFORTABLE HOME. ITS PROXIMITY TO LOCAL AMENITIES AND PUBLIC TRANSPORT LINKS MAKES IT AN ATTRACTIVE PROPOSITION FOR POTENTIAL BUYERS. WHETHER YOU'RE A FIRST-TIME BUYER OR LOOKING TO INVEST, THIS PROPERTY IS CERTAINLY WORTH CONSIDERING.

The accommodation:

Entrance:

Composite door to the front and radiator.

Lounge: 15'11" 4.85m max x 12'10" 3.91m into alcove
UPVC window, log burner and radiator.

Kitchen: 19'5" 5.92m x 8'11" 2.72m
UPVC window and door, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit with drainer, space for free standing cooker, plumbed for washing machine and radiator.

First Floor Landing:
UPVC window, loft access, storage and radiator.

Bedroom One: 10'8" 3.25m x 8'11" 2.72m
UPVC window, storage and radiator.

Bedroom Two: 10'6" 3.20m x 9'10" 2.99m
UPVC window, storage and radiator.

Bedroom Three: 9'4" 2.84m x 7'8" 2.33m
UPVC window and radiator.

Bathroom wc:
Two UPVC windows, bath with shower, low level wc, vanity was hand basin, fully clad and heated towel rail.

Externally:
There are gardens to both the front and rear of the property.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: CABLE
Mobile Signal Coverage Blackspot: NO
Parking: 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: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	80 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

