



Lime Grove Ryton

- Semi Detached House
- Three Bedrooms
- Utility Room
- Gardens
- Street Parking

OIEO £ 150,000



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7 Lime Grove

Ryton, NE40 3RH

FOR SALE: SEMI DETACHED HOUSE IN SUPERB CONDITION, NESTLED WITHIN A STRONG LOCAL COMMUNITY WITH EXCELLENT PUBLIC TRANSPORT LINKS AND DELIGHTFUL WALKING ROUTES. THIS PROPERTY IS PERFECT FOR FAMILIES AND COUPLES ALIKE.

THE HOUSE BOASTS THREE WELL-PROPORTIONED BEDROOMS. TWO BEDROOMS ARE DOUBLE-SIZED WITH BUILT-IN WARDROBES, WHILE THE THIRD BEDROOM IS A SPACIOUS SINGLE, ALSO FITTED WITH A BUILT-IN WARDROBE. EACH ROOM PROVIDES AMPLE STORAGE AND SPACE TO CREATE YOUR PERFECT HAVEN.

THE PROPERTY FEATURES A SINGLE, RECENTLY REFURBISHED BATHROOM, BOASTING MODERN FIXTURES AND FITTINGS. THE SEPARATE WC PROVIDES ADDED CONVENIENCE, PARTICULARLY FOR LARGER FAMILIES OR WHEN ENTERTAINING GUESTS.

AT THE HEART OF THE HOME LIES A BEAUTIFUL KITCHEN, RECENTLY REFURBISHED AND EQUIPPED WITH MODERN APPLIANCES. THE WOODEN COUNTERTOPS ADD A TOUCH OF ELEGANCE AND WARMTH TO THE SPACE, WHILE THE UTILITY ROOM OFFERS ADDITIONAL FUNCTIONAL SPACE.

THE RESIDENCE OFFERS ONE RECEPTION ROOM, A WELCOMING SPACE WITH A CHARMING FIREPLACE AND WOODEN FLOORS, PERFECT FOR COSY EVENINGS IN OR ENTERTAINING GUESTS.

OUTSIDE, YOU WILL FIND A LARGE GARDEN, READY FOR YOU TO CREATE YOUR OUTDOOR SANCTUARY. WHETHER YOU HAVE GREEN FINGERS OR SIMPLY ENJOY RELAXING IN THE FRESH AIR, THIS GARDEN OFFERS A WEALTH OF POSSIBILITIES.

THIS PROPERTY OFFERS A BLEND OF COMFORT, CONVENIENCE, AND COMMUNITY. WITH ITS GOOD CONDITION AND MODERN FEATURES, IT'S A WONDERFUL PLACE TO MAKE YOUR HOME. EXPERIENCE THE UNIQUE CHARM OF THIS END OF TERRACE HOUSE AND DISCOVER YOUR PERFECT LIVING SPACE.

Entrance:

UPVC door to the front.

Lounge: 17'10" 5.44m x 10'8" 3.25m into alcove

Two UPVC windows, Inglenook fireplace with log burner and radiator.

Kitchen: 12'4" 3.76m max x 11'6" 3.51m

UPVC window, UPVC door to the garden, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit and drainer, integrated gas hob, electric oven, fridge freezer and washing machine and pantry.

Utility Room:

UPVC window, plumbed for washing machine and radiator.

First Floor Landing:

UPVC window.

Bedroom One: 12'0" 3.66m x 9'6" 2.90m

UPVC window, storage and radiator.

Bedroom Two: 10'9" 3.28m x 9'6" 2.90m

UPVC window, storage and radiator.

Bedroom Three: 8'0" 2.44m x 7'8" 2.33m

UPVC window and radiator.

Bathroom:

UPVC window, bath with shower, low level wc, wash hand basin, fully tiled and heated towel rail.

WC:

UPVC window and low level wc.

Externally:

There are gardens to the rear and the side with a patio garden to the front. There is also on street parking.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET

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: D

RY0006923.VS.EW.31.10.2024.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	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

