



## Meadow Close Ryton

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Gardens, Driveway & Garage
- No Onward Chain

**OIEO £ 190,000**



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ROOK  
MATTHEWS  
SAYER

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# 11 Meadow Close

Ryton, NE40 3RU

THIS LARGER STYLE THREE BEDROOM SEMI DETACHED HOME ON THIS SOUGHT AFTER ESTATE IS AVAILABLE WITH NO ONWARD CHAIN. THE PROPERTY IS IN NEED OF SOME MODERNISATION BUT GIVES A NEW OWNER THE OPPORTUNITY TO PUT THEIR STAMP ON THEIR HOME. COMPRISING OF ENTRANCE HALL, DOWNSTAIRS WC, OPEN PLAN LIVING AND DINING ROOM, KITCHEN WITH SEPARATE UTILITY. UPSTAIRS THERE ARE THREE DOUBLE BEDROOMS AND A FAMILY BATHROOM. EXTERNALLY THERE IS A GARDEN AND DRIVEWAY TO THE FRONT OF THE GARAGE AND AN ENCLOSED REAR GARDEN. CALL NOW TO ARRANGE A VIEWING AND AVOID DISAPPOINTMENT.

#### Entrance:

Composite door to the front and radiator.

#### WC:

UPVC window, low level wc and wash hand basin.

Lounge: 13'4" 4.07m x 13'3" 4.04m into alcove

UPVC bow window to the front, electric fire with surround, radiator and semi open plan to;

Dining Room: 11'0" 3.35m x 10'6" 3.20m

UPVC window and radiator.

Kitchen: 11'0" 3.35m x 9'2" 2.79m

UPVC window, UPVC door to utility room, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit with drainer, space for free standing cooker and radiator.

#### Utility Room:

UPVC door to the garden, access to the garage, fitted with wall and base units incorporating one and a half bowl sink unit with drainer and plumbed for washing machine.

#### First Floor Landing:

UPVC window and loft access.

Bedroom One: 14'8" 4.47m x 10'11" 3.33m into alcove

UPVC window and radiator.

Bedroom Two: 9'11" 3.02m x 8'8" 2.64m

UPVC window and radiator.

Bedroom Three: 9'11" 3.02m x 8'8" 2.64m

UPVC window and radiator.

#### Bathroom wc:

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

#### Externally:

There is a garden to the rear and to the front a further garden with a driveway providing off street parking leading to;

#### Garage:

With up and over door.

#### 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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 1 June 1964

Ground Rent: £15 per annum

COUNCIL TAX BAND: C

EPC RATING: TBC

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EPC WILL GO HERE

**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.

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