



Shepherd Drive

Ryton

- Semi Detached House
- Three Bedrooms
- En Suite to Master Bedroom
- Allocated Parking & Garden
- No Onward Chain

£ 259,995



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

ROOK
MATTHEWS
SAYER

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

8 Shepherd Drive

Ryton, NE40 4FD

THIS FANTASTIC THREE BEDROOM HOME IS AVAILABLE ON THE SOUGHT AFTER RECENT STOREY HOMES DEVELOPMENT. THE PROPERTY IS IMMACULATELY PRESENTED THROUGHOUT AND OFFERS SPACIOUS AND STYLISH ROOMS. COMPRISING OF A WELCOMING ENTRANCE HALL, DOWNSTAIRS WC, BRIGHT AND AIRY LIVING ROOM WITH BI-FOLD DOORS TO GARDEN. THERE IS A STYLISH KITCHEN WITH INTEGRATED APPLIANCES, DINING SPACE AND SEPARATE UTILITY ROOM. UPSTAIRS THERE ARE THREE DOUBLE BEDROOMS, THE MASTER WITH AN EN-SUITE SHOWER ROOM AND A SEPARATE FAMILY BATHROOM. EXTERNALLY THERE IS A GOOD SIZED GARDEN AND ALLOCATED PARKING. THIS PROPERTY MUST BE VIEWED SO CALL US NOW TO AVOID DISAPPOINTMENT.

The accommodation:

Entrance:

Composite door to the front and radiator.

WC:

Low level wc, pedestal wash hand basin, part tiled and radiator.

Lounge: 18'8" 5.69m x 9'10" 2.99m

UPVC window, Bi-Folding doors and radiator.

Kitchen Diner: 18'8" 5.69m x 8'8" 2.64m

Two UPVC windows, 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 five burner gas hob, oven, grill and microwave, integrated fridge freezer and wine fridge.

Utility Room:

Fitted with a range of a wall and base units, plumbed for washing machine, under stairs storage cupboard and radiator.

First Floor Landing:

Storage and radiator.

Bedroom One: 12'10" 3.91m x 9'0" 2.74m

UPVC window and radiator.

En Suite:

UPVC window, walk in shower, vanity wash hand basin, low level wc, fully tiled and heated towel rail.

Bedroom Two: 10'4" 3.15m x 9'10" 2.99m

UPVC window and radiator.

Bedroom Three: 10'4" 3.15m x 8'7" 2.62m

UPVC window and radiator.

Bathroom wc:

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

Externally:

There are gardens to the front and rear of the property and allocated parking.

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: B

RY00006895.VS.EW.22.01.2025.V.1.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 94 A |
| 81-91 | B | 83 B | |
| 69-80 | 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

