



Thorp Drive Ryton

Presenting a delightful detached bungalow available for sale. Situated in a sought-after location, the property benefits from close proximity to local amenities and excellent public transport links. The bungalow boasts a well-maintained condition, highlighting its charm and appeal.

The property offers a comfortable living arrangement with three bedrooms, a reception room, and a bathroom. The two double bedrooms are spacious, providing ample room for relaxation and rest. The single bedroom, although smaller, is well-appointed and cosy. The bathroom is designed for convenience and comfort with separate bath and shower facilities.

The heart of the home lies in the living room, which features a warming fireplace. This room is perfect for hosting guests or spending quiet evenings with family. The property also contains a kitchen that has been extended to include a utility room and dining space, offering a practical working area for meal preparations and a cosy spot for family meals.

The conservatory is a great addition, which provides an extra space for relaxation and enjoyment. The property is surrounded by a front and rear garden, offering an excellent outdoor space for gardening or leisure activities. Moreover, this bungalow is available with no onward chain, simplifying the buying process.

Offers in excess of £325,000

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

ROOK
MATTHEWS
SAYER

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

8 Thorp Drive Ryton, NE40 3PA

PRESENTING A DELIGHTFUL DETACHED BUNGALOW AVAILABLE FOR SALE. SITUATED IN A SOUGHT-AFTER LOCATION, THE PROPERTY BENEFITS FROM CLOSE PROXIMITY TO LOCAL AMENITIES AND EXCELLENT PUBLIC TRANSPORT LINKS. THE BUNGALOW BOASTS A WELL-MAINTAINED CONDITION, HIGHLIGHTING ITS CHARM AND APPEAL.

THE PROPERTY OFFERS A COMFORTABLE LIVING ARRANGEMENT WITH THREE BEDROOMS, A RECEPTION ROOM, AND A BATHROOM. THE TWO DOUBLE BEDROOMS ARE SPACIOUS, PROVIDING AMPLE ROOM FOR RELAXATION AND REST. THE SINGLE BEDROOM, ALTHOUGH SMALLER, IS WELL-APPOINTED AND COSY. THE BATHROOM IS DESIGNED FOR CONVENIENCE AND COMFORT WITH SEPARATE BATH AND SHOWER FACILITIES.

THE HEART OF THE HOME LIES IN THE LIVING ROOM, WHICH FEATURES A WARMING FIREPLACE. THIS ROOM IS PERFECT FOR HOSTING GUESTS OR SPENDING QUIET EVENINGS WITH FAMILY. THE PROPERTY ALSO CONTAINS A KITCHEN THAT HAS BEEN EXTENDED TO INCLUDE A UTILITY ROOM AND DINING SPACE, OFFERING A PRACTICAL WORKING AREA FOR MEAL PREPARATIONS AND A COSY SPOT FOR FAMILY MEALS.

THE CONSERVATORY IS A GREAT ADDITION, WHICH PROVIDES AN EXTRA SPACE FOR RELAXATION AND ENJOYMENT. THE PROPERTY IS SURROUNDED BY A FRONT AND REAR GARDEN, OFFERING AN EXCELLENT OUTDOOR SPACE FOR GARDENING OR LEISURE ACTIVITIES. MOREOVER, THIS BUNGALOW IS AVAILABLE WITH NO ONWARD CHAIN, SIMPLIFYING THE BUYING PROCESS.

IN SUMMARY, THIS BUNGALOW IS A WONDERFUL OPPORTUNITY FOR THOSE LOOKING FOR A HOME THAT COMBINES COMFORT, CONVENIENCE, AND CHARM IN A PRIME LOCATION. DON'T MISS OUT ON YOUR CHANCE TO OWN THIS LOVELY PROPERTY.

The accommodation:

Entrance:

Composite door to the front, airing cupboard, cloaks cupboard and radiator.

Lounge: 16'11" 5.16m x 10'5" 3.18m

UPVC window, gas fire with surround and radiator.

Conservatory: 11'6" 3.51m x 9'2" 2.79m

UPVC conservatory and UPVC door to the garden.

Kitchen: 14'1" 4.29m x 12'1" 3.68m

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 gas hob, electric oven, dishwasher, fridge, open plan to;

Dining Room: 8'9" 2.67m x 7'11" 2.41m

UPVC window and radiator.



Utility Room:

UPVC door to the garden, UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit with drainer, plumbed for washing machine and radiator.

WC:

Low level wc.

Bedroom One: 12'0" 3.66m x 10'5" 3.18m

UPVC window, fitted wardrobes and radiator.

Bedroom Two: 8'10" 2.69m x 8'1" 2.46m

UPVC window and radiator.

Bedroom Three: 10'5" 3.18m x 7'0" 2.13m

UPVC window and radiator.

Bathroom:

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

Externally:

To the rear there is a west facing enclosed garden. A further garden to the front with a driveway providing off street 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: D

EPC RATING: TBC

RY00007003.VS.EW.09.01.2025.V.1.





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.

16 Branches across the North-East

