



Tyne Street Winlaton

- Semi Detached House
- Three Bedrooms
- Sun Room
- Ground Floor WC
- Rear Garden

£ 199,995



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

ROOK
MATTHEWS
SAYER

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

9 Tyne Street

Winlaton, NE21 5DJ

PRESENTING A DELIGHTFUL SEMI-DETACHED HOUSE, NOW AVAILABLE FOR SALE. THIS PROPERTY IS IN GOOD CONDITION AND IS READY TO WELCOME ITS NEW OWNERS. ONE OF ITS NOTABLE FEATURES INCLUDES ITS 3 BEDROOMS, 2 OF WHICH ARE SPACIOUS DOUBLES WITH ONE OFFERING BUILT-IN STORAGE, AND THE THIRD BEING A COMFORTABLE SINGLE ROOM. THIS IS AN EXCELLENT OPPORTUNITY FOR FIRST-TIME BUYERS OR FAMILIES LOOKING TO SETTLE DOWN.

THE HOUSE BOASTS A RECEPTION ROOM WITH LARGE WINDOWS ALLOWING AN ABUNDANCE OF NATURAL LIGHT TO FLOW THROUGH, CREATING A WARM AND INVITING ATMOSPHERE. THE KITCHEN IS WELL-APPOINTED WITH PLENTY OF NATURAL LIGHT AND A DINING SPACE, MAKING IT PERFECT FOR FAMILY MEALS OR ENTERTAINING GUESTS. ONE OF THE UNIQUE FEATURES OF THIS KITCHEN IS ITS DIRECT ACCESS TO THE GARDEN, PERFECT FOR ALFRESCO DINING OR JUST ENJOYING A CUP OF TEA ON A SUNNY DAY.

THE LOCATION OF THIS PROPERTY IS EXTREMELY CONVENIENT, WITH EASY ACCESS TO PUBLIC TRANSPORT LINKS AND LOCAL AMENITIES, MAKING DAY TO DAY LIVING EASY AND STRESS-FREE.

IN SUMMARY, THIS PROPERTY OFFERS A COMBINATION OF COMFORT AND CONVENIENCE. WITH ITS WELCOMING INTERIOR AND GREAT LOCATION, IT'S A FANTASTIC OPPORTUNITY FOR THOSE LOOKING TO MAKE A HOUSE A HOME. DON'T MISS OUT ON THE CHANCE TO VIEW THIS PROPERTY, IT COULD BE JUST THE PLACE YOU'RE LOOKING FOR.

The accommodation:

Entrance:

Composite door to the front.

Lounge: 15'4" 4.67m x 14'2" 4.32m max

UPVC window, two storage cupboards and radiator.

Kitchen: 15'7" 4.75m x 11'1" 3.38m max

UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating sink and drainer, integrated electric hob and oven, plumbed for washing machine and breakfast bar.

Sun Room: 12'5" 3.78m x 9'8" 2.95m

Open plan from kitchen. Sliding doors to the garden and skylight.

WC:

Low level wc and vanity wash hand basin.

First Floor Landing:

Bedroom One: 12'9" 3.89m x 10'1" 3.07m

UPVC window, storage and radiator.

Bedroom Two: 11'3" 3.43m x 6'8" 2.03m

UPVC window and radiator.

Bedroom Three: 7'11" 2.41m x 6'4" 1.93m

UPVC window and radiator.

Bathroom:

Bath with shower over, low level wc, vanity wash hand basin, fully tiled and heated towel rail.

Externally:

There is a low maintenance garden to the rear.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

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: B

EPC RATING: C

RY0006993.VS.EW.02.01.2025.V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 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

