



## Whitewell Close

Ryton

- Semi Detached Bungalow
- Three Bedrooms
- Gardens to all Three Sides
- Double Driveway & Garage
- No Onward Chain

**£ 295,000**



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ROOK  
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SAYER

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# 1 Whitewell Close

Ryton, NE40 3PW

THIS CHARMING SEMI-DETACHED BUNGALOW AVAILABLE FOR SALE IN A LIVELY AREA THAT BOASTS STRONG PUBLIC TRANSPORT LINKS AND A TIGHT-KNIT LOCAL COMMUNITY. THIS PROPERTY IS IN GOOD CONDITION AND OFFERS AN ARRAY OF UNIQUE FEATURES THAT WILL UNDOUBTEDLY BE APPRECIATED BY PROSPECTIVE BUYERS.

THE BUNGALOW COMES WITH THREE WELL-PROPORTIONED BEDROOMS, PROVIDING AMPLE SPACE. THE SINGLE BATHROOM IS CONVENIENTLY DESIGNED TO CATER FOR THE NEEDS OF A MODERN FAMILY. THE PROPERTY ALSO BOASTS A WELL-LIT RECEPTION ROOM, PERFECT FOR ENTERTAINING GUESTS OR SPENDING A QUIET EVENING AT HOME.

OUTSIDE, THE PROPERTY OFFERS A DOUBLE DRIVEWAY, MAKING IT AN IDEAL CHOICE FOR FAMILIES OR COUPLES WITH MULTIPLE VEHICLES. A LARGE, METICULOUSLY MAINTAINED GARDEN GRACES THE OUTDOOR SPACE, PROVIDING THE PERFECT SETTING FOR OUTDOOR ACTIVITIES OR ALFRESCO DINING DURING THE WARMER MONTHS. ADDITIONALLY, THE PROPERTY BENEFITS FROM A GARAGE, PROVIDING EXTRA STORAGE OR PARKING SPACE.

WITH NO ONWARD CHAIN, THIS PROPERTY PROMISES A STRAIGHTFORWARD TRANSACTION FOR THOSE EAGER TO MOVE IN WITHOUT DELAY. IDEAL FOR FAMILIES, DOWNSIZERS AND COUPLES ALIKE, THIS HOME OFFERS A COMFORTABLE LIVING ENVIRONMENT IN A WELL-CONNECTED LOCATION. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE WHAT THIS LOVELY BUNGALOW HAS TO OFFER.

The accommodation:

Entrance:

UPVC door to the front, large storage cupboard and radiator.

Lounge: 15'11" 4.85m x 12'2" 3.71m

UPVC window, fireplace and radiator.

Kitchen: 12'1" 3.68m x 7'10" 2.39m

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, oven and grill, plumbed for dishwasher and radiator.

Bedroom One: 12'2" 3.71m x 8'2" 2.48m plus robes

UPVC window, fitted wardrobes and radiator.

Bedroom Two: 10'11" 3.30m x 9'4" 2.84m

UPVC bow window to the front, fitted wardrobes and radiator.

Bedroom Three: 9'2" 2.79m x 9'1" 2.77m

UPVC sliding doors and radiator.

Bathroom wc:

UPVC window, large walk in shower, wash hand basin, fully tiled and heated towel rail.

WC:

UPVC window and low level wc.

Externally:

There are gardens to the front, side and to the rear of the property. There is a double driveway providing off street parking leading to;

Garage:

With power, lighting and a utility area.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: ADSL

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: C

RY00006889.VS.EW.20.08.2024.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 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

