



Croft View

Ryton

- Mid Terrace House
- Two Bedrooms
- Breakfasting Kitchen
- Front Garden
- Rear Yard

OIEO £ 125,000



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

ROOK
MATTHEWS
SAYER

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

5 Croft View

Ryton, NE40 4HF

PRESENTING FOR SALE, THIS IMMACULATE TERRACED HOUSE, PERFECT FOR FIRST-TIME BUYERS. THIS PROPERTY IS A SUPERB BLEND OF COMFORT AND CONVENIENCE, WITH WELL-CONSIDERED LAYOUTS AND A CLOSE PROXIMITY TO PUBLIC TRANSPORT LINKS AND LOCAL AMENITIES.

THE PROPERTY OFFERS A GENEROUS RECEPTION ROOM WITH LARGE WINDOWS, ALLOWING PLENTY OF NATURAL LIGHT TO FLOOD THE SPACE. A FIREPLACE ADDS A HOMELY TOUCH TO THE LIVING AREA, AND THE VIEW OVER THE LOW MAINTENANCE FRONT GARDEN PROVIDES A PLEASANT OUTLOOK.

THE HOUSE BENEFITS FROM A WELL-SIZED KITCHEN, COMPLETE WITH DINING SPACE. THE KITCHEN LAYOUT OFFERS AN IDEAL SETTING FOR PREPARING MEALS AND ENTERTAINING GUESTS.

THE PROPERTY BOASTS TWO DOUBLE BEDROOMS, EACH EQUIPPED WITH BUILT-IN STORAGE. THESE ROOMS ARE SPACIOUS AND WELL-LIT, OFFERING AMPLE STORAGE SPACE FOR PERSONAL BELONGINGS.

A STYLISH BATHROOM COMPLETES THE INTERIOR ACCOMMODATION, FEATURING A LARGE WALK-IN SHOWER. THIS MODERN BATHROOM MEETS ALL THE REQUIREMENTS OF CONTEMPORARY LIVING, ADDING A TOUCH OF LUXURY TO THIS LOVELY HOME.

TO THE EXTERIOR, THERE IS A LOW MAINTENANCE WEST FACING FRONT GARDEN, PERFECT FOR RELAXING ON SUNNY DAYS. AT THE REAR, A YARD PROVIDES ADDITIONAL OUTDOOR SPACE.

WITH ITS IMMACULATE CONDITION AND EXCELLENT LOCATION, THIS TERRACED HOUSE OFFERS AN EXCEPTIONAL OPPORTUNITY FOR FIRST-TIME BUYERS TO STEP ONTO THE PROPERTY LADDER. THE PROPERTY'S CONVENIENCES AND COMFORTS MAKE IT A SUPERB CHOICE FOR A MODERN LIFESTYLE. ITS CLOSE PROXIMITY TO PUBLIC TRANSPORT LINKS AND LOCAL AMENITIES FURTHER ENHANCES ITS APPEAL. ADD THIS PROPERTY TO YOUR VIEWING LIST TODAY - A HOUSE OF THIS STANDARD WILL NOT BE AVAILABLE FOR LONG.

The accommodation:

Lounge: 15'11" 4.85m into alcove x 14'4" 4.37m

Composite door to the front, UPVC window, electric log burner style fire, storage and radiator.

Breakfasting Kitchen: 15'4" 4.67m x 7'10" 2.39m

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

First Floor Landing:

Loft access.

Bedroom One: 12'7" 3.84m into alcove x 10'10" 3.31m

UPVC window, built in storage and radiator.

Bedroom Two: 11'9" 3.58m x 8'11" 2.72m into alcove

UPVC window, built in storage and radiator.

Bathroom:

Large walk in shower, vanity was hand basin, low level wc, part clad and heated towel rail.

Externally:

There is a garden to the front and a yard to the rear.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: CABLE

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET

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: A

EPC RATING: C

RY00006971.VS.EW.29.01.2025.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 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

