



Grange Drive Ryton

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Ground Shower Room
- Garage, Driveway & Gardens

OIEO £ 230,000



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ROOK
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20 Grange Drive

Ryton, NE40 3LF

THIS DELIGHTFUL SEMI-DETACHED HOUSE IS NOW AVAILABLE FOR SALE. SITUATED IN A MUCH SOUGHT-AFTER LOCATION WITH LOCAL AMENITIES NEARBY, IT'S THE PERFECT SPOT FOR FAMILIES LOOKING FOR A COMFORTABLE AND CONVENIENT PLACE TO CALL HOME.

THE PROPERTY IS IN GOOD CONDITION, READY FOR YOU TO MOVE IN AND ADD YOUR PERSONAL TOUCH. ON THE GROUND FLOOR, YOU WILL FIND A RECEPTION ROOM THAT IS BOTH COSY AND INVITING, COMPLETE WITH A CHARMING FIREPLACE AND ACCESS TO THE GARDEN. THIS SPACE IS PERFECT FOR ENTERTAINING OR UNWINDING AFTER A LONG DAY.

THE HOUSE ALSO BOASTS A WELL-EQUIPPED KITCHEN WITH AMPLE DINING SPACE, PERFECT FOR FAMILY MEALS OR ENTERTAINING GUESTS. HERE, YOU CAN CREATE YOUR CULINARY MASTERPIECES WHILE ENGAGING IN CONVERSATION WITH YOUR LOVED ONES.

UPSTAIRS, THERE ARE THREE BEDROOMS, ALL FEATURING BUILT-IN WARDROBES FOR YOUR STORAGE NEEDS. THE FIRST AND SECOND BEDROOMS ARE BOTH OF A GENEROUS DOUBLE SIZE, OFFERING PLENTY OF ROOM FOR YOU TO RELAX AND UNWIND. THE THIRD BEDROOM, THOUGH SMALLER, ALSO BENEFITS FROM BUILT-IN WARDROBES AND COULD SERVE AS A PERFECT CHILD'S ROOM OR HOME OFFICE.

THE PROPERTY ALSO BOASTS A CONVENIENT DOWNSTAIRS SHOWER ROOM AND AN ADDITIONAL ROOM WHICH COULD BE USED AS A GUEST ROOM OR OFFICE SPACE, ALONGSIDE A DRIVEWAY, GARAGE, AND A FRONT AND REAR GARDEN FOR OUTDOOR ENJOYMENT. AN ADDED BONUS IS THAT THERE IS NO ONWARD CHAIN, SIMPLIFYING THE BUYING PROCESS.

OVERALL, THIS HOME OFFERS A GREAT COMBINATION OF LOCATION, SPACE, AND POTENTIAL. IT'S WAITING FOR A NEW FAMILY TO MAKE IT THEIR OWN.

Entrance:

UPVC door to the front, hallway with UPVC door to the rear.

Kitchen: 13'11" 4.24m x 11'5" 3.48m

UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit with drainer, dining space and radiator.

Lounge: 18'9" 5.72m x 11'11" 3.63m into alcove

UPVC window, UPVC French doors to the rear, gas fire with surround and radiator.

Hallway:

Wooden door to entrance, under stairs storage and radiator.

Office: 11'1" 3.38m x 6'4" 1.93m

UPVC door to the garden, UPVC window and radiator.

Shower Room:

Step free shower access, low level wc, wash hand basin, fully tiled and radiator.

First Floor Landing:

UPVC window, storage and loft access.

Bedroom One: 11'7" 3.53m x 9'7" 2.92m plus robes

UPVC window, fitted wardrobes and radiator.

Bedroom Two: 12'1" 3.68m x 8'5" 2.57m plus radiator

UPVC window, fitted wardrobes and radiator.

Bedroom Three: 7'11" 2.41m x 7'9" 2.36m

UPVC window, fitted wardrobes and radiator.

Bathroom:

UPVC window, bath with shower, low level wc, wash hand basin, storage, part tiled and radiator.

Externally:

There is a garden to the rear of the property and to the front a garden 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: C

EPC RATING: TBC

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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

