



Grayling Way Ryton

- Semi Detached House
- Three Bedrooms
- En Suite to Master Bedroom
- Gardens
- Driveway & Garage

OIEO £ 250,000



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154 Grayling Way

Ryton, NE40 3BZ

PRESENTING THIS IMMACULATE SEMI-DETACHED HOUSE FOR SALE, LOCATED IN A MUCH SOUGHT-AFTER LOCATION. THIS PROPERTY IS IDEALLY SUITED FOR FAMILIES, OFFERING A COMBINATION OF SPACE, COMFORT AND MODERN LIVING.

THE GROUND FLOOR OF THIS SUPERB HOME FEATURES A SPACIOUS RECEPTION ROOM WITH LARGE WINDOWS, ALLOWING AMPLE NATURAL LIGHT TO FILL THE ROOM. FURTHER INTO THE PROPERTY, YOU WILL FIND A WELL-EQUIPPED KITCHEN, UPGRADED TO A HIGH SPECIFICATION AND BOASTING INTEGRATED APPLIANCES. THE KITCHEN ALSO OFFERS A DEDICATED DINING SPACE, PERFECT FOR FAMILY MEALS OR ENTERTAINING GUESTS.

THE PROPERTY BENEFITS FROM THREE DOUBLE BEDROOMS. THE MASTER BEDROOM COMES WITH THE ADDED LUXURY OF AN EN-SUITE, PROVIDING A PRIVATE SPACE FOR RELAXATION. THE TWO ADDITIONAL DOUBLE BEDROOMS ARE GENEROUSLY SIZED AND OFFER PLENTY OF ROOM TO ACCOMMODATE VARIOUS ARRANGEMENTS.

A FAMILY BATHROOM IS ALSO PROVIDED, FEATURING A SHOWER OVER THE BATH, CATERING TO EVERYONE'S NEEDS. AN ADDED CONVENIENCE IS THE DOWNSTAIRS WC, IDEALLY SITUATED FOR GUESTS OR QUICK ACCESS FROM THE COMMON AREAS.

UNIQUE FEATURES OF THIS PROPERTY INCLUDE A STUDY AREA, PERFECT FOR THOSE WHO WORK FROM HOME OR REQUIRE A QUIET WORKSPACE. OUTSIDE, A REAR GARDEN PROVIDES A SAFE AND SECURE ENVIRONMENT FOR CHILDREN TO PLAY OR FOR LEISURELY SUMMER BARBECUES. THE PROPERTY ALSO BENEFITS FROM A DRIVEWAY AND GARAGE, OFFERING OFF-STREET PARKING AND ADDITIONAL STORAGE SPACE.

IN SUMMARY, THIS PROPERTY PROVIDES AN EXCELLENT OPPORTUNITY FOR FAMILIES SEEKING A SPACIOUS, MODERN HOME IN A DESIRABLE LOCATION. THE IMMACULATE CONDITION OF THE HOUSE ALLOWS FOR AN EASY, HASSLE-FREE MOVE. DON'T MISS OUT ON THIS FANTASTIC PROPERTY.

Entrance:

Composite door to the front, UPVC window and radiator.

Lounge: 14'2" 4.32m max x 13'0" 3.96m

UPVC window, open staircase and radiator.

Kitchen/Dining: 14'1" 4.29m x 9'4" 2.84m

UPVC French doors to the garage, 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, upgraded specification integrated induction hob, electric oven, integrated fridge freezer, microwave, washing machine, dishwasher and storage cupboard.

WC:

UPVC window, low level wc and wash hand basin.

First Floor Landing:

Storage cupboard and radiator.

Bedroom One: 13'8" 4.17m x 10'6" 3.20m

UPVC window and radiator.

En Suite:

UPVC window, upgraded large rainfall shower, low level wc, wash hand basin and heated towel rail.

Bedroom Two: 14'2" 4.32m x 9'10" 2.99m

Two UPVC windows and radiator.

Bedroom Three: 9'5" 2.87m x 9'4" 2.84m

UPVC window and radiator.

Study: 7'3" 2.21m x 5'5" 1.65m

UPVC window and radiator.

Bathroom wc:

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

Externally:

To the rear of the property there is a garden with a shed. To the front there is a garden with a driveway providing off street parking leading to a garage.

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: B

RY00006944.VS.EW.18.02.2025.V.1.



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	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

