



## Silvermere Drive

Ryton

- Gemini Bungalow
- Mid Terraced
- One bedroom
- Allocated Parking
- No Chain

**OIEO £ 80,000**



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ROOK  
MATTHEWS  
SAYER

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# 23 Silvermere Drive

Ryton, NE40 3HA

SITUATED ON A POPULAR ESTATE AND AVAILABLE WITH NO ONWARD CHAIN THIS LOVELY GEMINI BUNGALOW WOULD BE IDEAL PURCHASE FOR FIRST TIME BUYERS OR A SINGLE PROFESSIONAL. THE PROPERTY IS SOUTH FACING SO VERY BRIGHT AND IS SITUATED IN A QUIET CUL-DE-SAC. OFFERING OPEN PLAN LIVING SPACE WITH A LIVING ROOM AND KITCHEN ON THE GROUND FLOOR WITH A SEPARATE BATHROOM, THERE IS A MEZZANINE LEVEL OFFERING A BEDROOM WITH AMPLE BUILT IN STORAGE. THE PROPERTY COMES WITH ALLOCATED PARKING AND A SMALL FRONT GARDEN. CALL NOW TO ARRANGE A VIEWING

The accommodation:

Porch:  
UPVC door to the front and UPVC door to;

Lounge: 13'5" 4.09m x 12'10" 3.91m  
UPVC window to the front, electric fire with surround, storage heater and open plan to;

Kitchen: 7'10" 2.39m x 7'8" 2.33m  
Fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit, electric hob and oven and plumbed for washing machine.

Bathroom:  
Bath with shower, low level wc, vanity wash hand basin and part clad.

Stairs to Bedroom:  
Skylight.

Bedroom: 12'10" 3.91m x 8'11" 2.72m  
Fitted wardrobes.

Externally:  
There is allocated parking with the property.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS  
Broadband: FIBRE  
Mobile Signal Coverage Blackspot: NO  
Parking: ALLOCATED PARKING SPACE

#### 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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.  
Length of Lease: 999 years from 10 July 1993  
Ground Rent: £30 per annum

COUNCIL TAX BAND: A

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	66 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

