



Grayling Way Ryton

- Detached House
- Three Bedrooms
- En Suite to Master Bedroom
- Gardens
- Two Parking Bays

OIEO £ 260,000



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ROOK
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SAYER

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109 Grayling Way

Ryton, NE40 3DA

INTRODUCING THIS IMPRESSIVE, DETACHED HOUSE FOR SALE, SITUATED IN A SOUGHT-AFTER LOCATION WITH CONVENIENT PUBLIC TRANSPORT LINKS. THIS PROPERTY IS IN GOOD CONDITION AND BOASTS A LARGE PLOT COMPLETE WITH A BEAUTIFUL GARDEN, MAKING IT A PERFECT CHOICE FOR FIRST-TIME BUYERS AND FAMILIES ALIKE.

THIS WELL-PRESENTED HOUSE OFFERS AN ABUNDANCE OF SPACE, FEATURING THREE BEDROOMS, ONE BATHROOM, A RECEPTION ROOM, AND A KITCHEN. THE THREE BEDROOMS ARE WELL PROPORTIONED, WITH THE FIRST BEING A SPACIOUS DOUBLE ROOM COMPLETE WITH AN EN-SUITE, THE SECOND A DOUBLE, AND THE THIRD AN AMPLE SINGLE ROOM.

THE RECEPTION ROOM IS BATHED IN NATURAL LIGHT, OFFERING A COMFORTABLE AND INVITING SPACE FOR RELAXING AND SOCIALISING. THE KITCHEN IS A REAL HIGHLIGHT OF THE PROPERTY, BOASTING A SEPARATE UTILITY ROOM AND A DINING SPACE, AND PROVIDING DIRECT ACCESS TO THE GARDEN - PERFECT FOR ALFRESCO DINING IN THE WARMER MONTHS.

THE PROPERTY FURTHER BENEFITS FROM TWO DEDICATED PARKING SPACES, ADDING TO THE PRACTICALITY OF THIS CHARMING HOME. ALL THESE FEATURES, COMBINED WITH ITS FAVOURABLE LOCATION, MAKE THIS HOUSE A FANTASTIC OPPORTUNITY FOR THOSE SEEKING A FAMILY HOME IN A DESIRABLE AREA.

IN CONCLUSION, THIS DETACHED HOUSE OFFERS A WEALTH OF FEATURES THAT CONTRIBUTE TO ITS APPEAL. WITH ITS GOOD CONDITION, CONVENIENT LOCATION, AND SPACIOUS ACCOMMODATION, IT OFFERS A WONDERFUL OPPORTUNITY FOR FAMILIES AND FIRST-TIME BUYERS TO CREATE THEIR PERFECT HOME.

Entrance Hallway:

Composite door to the front, stairs to first floor and radiator.

WC:

Low level wc, pedestal wash hand basin and radiator.

Lounge: 17'8" 5.38m x 9'10" 2.99m

Two UPVC windows and two radiators.

Kitchen Diner:

UPVC doors to the garden, Two UPVC windows, fitted with a range of matching wall and base units with work surfaces above incorporating double stainless steel sink unit with drainer, integrated gas oven, extractor hood, integrated dishwasher, integrated fridge freezer and door to;

Utility Room: 6'10" 2.08m x 6'3" 1.91m

UPVC door, under stairs storage and plumbed for washing machine.

First Floor Landing:

UPVC window, storage cupboard and radiator.

Bedroom One: 13'11" 4.24m max x 8'11" 2.72m

UPVC window, radiator and door to;

En Suite:

UPVC window, double shower, low level wc, pedestal wash hand basin, extractor fan and radiator.

Bedroom Two: 10'8" 3.25m max to door x 9'8" 2.95m

UPVC window, over stairs storage and radiator.

Bedroom Three: 10'6" 3.20m max x 8'10" 2.69m

UPVC window and radiator.

Bathroom wc:

UPVC window, bath, low level wc, sink unit, extractor fan and radiator.

Externally:

There are gardens to the front and side of the property. There are also two allocated parking bays.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ALLOCATED PARKING

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

RY00006967.VS.EW.26.03.2025.V.1.



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 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

