



Holburn Lane Ryton

- Detached Bungalow
- Three Bedrooms
- Garden Room
- Off Street Parking
- Open Plan Living Space

Offers Over £ 300,000



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

ROOK
MATTHEWS
SAYER

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

18 Holburn Lane

Ryton, NE40 3DF

THIS ELEGANTLY DETACHED BUNGALOW IS CURRENTLY LISTED FOR SALE AND IS IN GOOD CONDITION. THE PROPERTY BOASTS THREE BEDROOMS, INCLUDING TWO SPACIOUS DOUBLE BEDROOMS FILLED WITH PLENTY OF NATURAL LIGHT, AND A SINGLE BEDROOM WITH ITS PRIVATE EN-SUITE. THE MAIN BATHROOM IS LUXURIOSLY FITTED WITH A JACUZZI BATH, ADDING A TOUCH OF OPULENCE TO THE HOME.

THE PROPERTY HAS A SINGLE, OPEN-PLAN RECEPTION ROOM THAT PROVIDES DIRECT ACCESS TO A LARGE GARDEN, OFFERING AMPLE SPACE FOR RELAXATION AND ENTERTAINMENT. THE HEART OF THE HOME IS THE KITCHEN, WHICH IS ALSO OPEN-PLAN AND FITTED WITH MODERN APPLIANCES AND STUNNING GRANITE COUNTERTOPS, PROVIDING BOTH FUNCTIONALITY AND STYLE.

ONE OF THE UNIQUE FEATURES OF THIS PROPERTY IS THE GARDEN ROOM, A TRANQUIL SPACE IDEAL FOR ENJOYING THE PROPERTY'S SIZABLE GARDEN, THE GARDEN ROOM COULD BE UTILISED FOR MANY DIFFERENT PURPOSES INCLUDING A HOME OFFICE, STUDIO OR GYM. IT ALSO HAS ITS OWN POWER, BROADBAND AND HEATING

THE EXTERIOR OF THE PROPERTY ALSO PROVIDES OFF-STREET PARKING AND INCLUDES AN ELECTRIC VEHICLE CHARGER, A THOUGHTFUL ADDITION FOR THE ECO-CONSCIOUS BUYER.

SITUATED IN A LOCATION WITH A STRONG LOCAL COMMUNITY, THIS PROPERTY OFFERS A LIFESTYLE FILLED WITH SCENIC WALKING ROUTES. THIS PROPERTY IS A TRUE GEM AND PERFECTLY SUITED FOR THOSE SEEKING A BLEND OF COMFORT AND CONVENIENCE, ALL ARRANGED IN A TASTEFULLY APPOINTED SPACE.

Entrance

UPVC door to front of property and radiator

Open plan living/ sun room – L shaped 15'02" 4.62m (max) x 23'06" 7.16m (max)

Log burner, vertical radiator, UPVC French doors to rear of property. UPVC windows together with a skylight and is open plan to the kitchen

Kitchen 9'03" 2.82m x 9'03" 2.82m

Wall and base units with granite work surfaces. Upstanding range style cooker together with integrated tall fridge and freezer. Dish washer, 1.5 sink and drainer and UPVC window

Utility

Plumbing for washing machine

Shower room

WC, shower, basin and vanity

Bedroom 1 14'10" 4.52m x 11'10" 3.61m (+bay)

UPVC bay window to front of property and a radiator

Bedroom 2 9'03" 2.82m x 9'08" 2.95m

UPVC window and radiator

Bedroom 3 7'05" 2.26m x 9'07" 2.92m

UPVC French doors to rear and vertical radiator

Bathroom

Fully clad, large walk-in shower, wc together with a basin and vanity. Large jacuzzi bath, radiator and UPVC window

External

Boasts a large west facing garden with a garden to front also. Garage and driveway with a car charge

Garden Room 18'00" 5.49m x 12'00" 3.66m

Fully insulated with electricity, lighting and heating. UPVC French doors and internet supply.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

Parking: Off Street 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: C

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	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



The Property Ombudsman