

Holburn Lane Ryton

- Semi Detached Bungalow
- Two Bedrooms
- Driveway & Garage
- No Onward Chain
- Freehold

OIEO £ 250,000



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10 Holburn Lane

Ryton, NE40 3DF

PROPERTY DESCRIPTION

Entrance: Composite door to the left and radiator

Living Room: 11'11" 3.63m x (Into alcove) (Max) x 15'1" 4.59m UPVC window, radiator, and double doors

Kitchen:

9'2" 2.79m x 10'2" 3.10m (into recess of door)

Wall and base units, integrated electric cooker, intergrated electric hob and extractor, Intergrated washer, undercounter integrated fridge and under counter integrated freezer, UPVC window, UPVC door to garage

Bedroom One:

11'10" 3.61m x 13'.0" 3.96m UPVC window and radiator

Bedroom Two:

9'2" 2.79m x 9'6" 2.90m UPVC window and radiator

Bathroom

Fully tiled, bath with shower, low level wc, basin and cabinate, heated towel rail, UPVC window

External

Double Driveway to front Low maintenance garden to the rear

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.

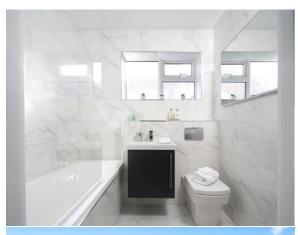
TENURE

that these partic

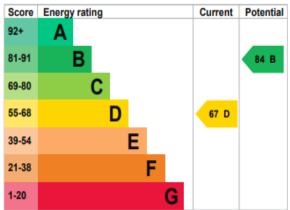
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C FPC BATING: D









16 Branches across the North-East



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 identitiv verification. This is not a credit check and will not affect your credit score.

portant Note: Rook Matthews Saver (RMS) for themselves and for the vendors or lessors of this property

verification from their solicitor. No persons in the employment of RMS has any authority to make or give any

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measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advise measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the bur