



Holburn Lane Ryton

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

OIEO £ 250,000



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ROOK
MATTHEWS
SAYER

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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 intergrated 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 cabinete, 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

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 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

