



North View

Clara Vale

- Mid Terrace House
- Three Bedrooms
- Two Reception Rooms
- Parking, Garden & Yard
- No Onward Chain

OIEO £ 180,000



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18 North View

Clara Vale, NE40 3SX

THIS 3-BEDROOM TERRACED HOUSE IS NOW AVAILABLE FOR SALE. SET IN A HIGHLY SOUGHT-AFTER LOCATION, SURROUNDED BY GREEN SPACES AND SCENIC WALKING ROUTES, THIS PROPERTY OFFERS AN EXCELLENT OPPORTUNITY FOR FIRST-TIME BUYERS OR FAMILIES.

THE HOUSE DOES REQUIRE SOME MODERNISATION, PROVIDING THE PERFECT CANVAS TO CREATE YOUR DREAM HOME. A KEY FEATURE OF THIS PROPERTY IS ITS SPACIOUS RECEPTION ROOM. WITH A DELIGHTFUL GARDEN VIEW AND ACCESS TO THE GARDEN, THIS ROOM IS IDEAL FOR BOTH RELAXATION AND ENTERTAINING.

THE PROPERTY ALSO BOASTS A GOOD SIZED KITCHEN WITH A DINING SPACE AND A BREAKFAST AREA. WHETHER YOU'RE A BUDDING CHEF OR SIMPLY ENJOY FAMILY MEALS, THIS KITCHEN OFFERS PLENTY OF ROOM TO CATER TO YOUR NEEDS.

UPSTAIRS, YOU'LL FIND THREE BEDROOMS. THE FIRST TWO BEDROOMS ARE BOTH DOUBLES WITH BUILT-IN WARDROBES, PROVIDING AMPLE STORAGE SPACE. THE THIRD BEDROOM IS A SINGLE AND COULD ALSO FUNCTION AS A HOME OFFICE OR NURSERY, DEPENDING ON YOUR NEEDS. THE PROPERTY'S BATHROOM IS LOCATED DOWNSTAIRS, ADDING A TOUCH OF CONVENIENCE.

OUTSIDE, YOU'LL FIND A LARGE FRONT GARDEN AND A REAR YARD. THE PROPERTY ALSO COMES WITH PARKING AND THE BENEFIT OF NO ONWARD CHAIN, MAKING THE MOVE AS STRAIGHTFORWARD AS POSSIBLE.

IN SUM, THIS HOUSE OFFERS A FANTASTIC OPPORTUNITY TO CREATE A WONDERFUL HOME IN A DESIRABLE LOCATION. WITH A BIT OF TLC, YOU COULD TRANSFORM THIS PROPERTY INTO A PERFECT HOME FOR YOU AND YOUR FAMILY.

The accommodation:

Lounge: 14'3" 4.34m x 13'7" 4.15m into alcove
UPVC sliding doors to the front, gas fire with surround, storage cupboard, two radiators and double doors to;

Dining Room: 12'6" 3.81m x 9'10" 2.99m
Radiator and open plan to;

Kitchen: 10'2" 3.12m x 9'1" 2.77m
UPVC window and UPVC door to the rear, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel unit with drainer, gas hob and electric oven, tiled splash backs, Breakfast bar and radiator.

Utility Room:
Plumbed for washing machine.

Bathroom:
UPVC window, bath with shower, low level wc, pedestal wash hand basin, fully clad walls and ceiling and radiator.

First Floor Landing:
Loft access and radiator.

Bedroom One: 15'7" 4.75m into alcove x 12'1" 3.68m
UPVC window, fitted vanity with wardrobes and radiator.

Bedroom Two: 12'0" 3.66m x 10'9" 3.28m
UPVC window, fitted wardrobes and radiator.

Bedroom Three: 12'0" 3.66m x 10'9" 3.28m
UPVC window and radiator.

Externally:
There is a garden to the front with parking and a yard to the rear.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: NONE
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: B

EPC RATING: TBC

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EPC WILL GO HERE

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

