

TO LET

You could live here!



Ryton, May Avenue

£575pcm

- Two Bedroom Mid Terrace House
- Dining Kitchen
- Front Garden & Rear Yard
- Unfurnished
- Fees & Deposit Apply



ROOK
MATTHEWS
SAYER

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

18 MAY AVENUE, RYTON, NE40 3PS

A refurbished terraced home in the heart of Ryton comprising a good size lounge, a fabulous country style dining kitchen with range cooker, a utility area and a bathroom. To the first floor there are 2 large bedrooms. Externally there is a private gated yard to the rear, and a gravelled garden to the front. Additional benefits include double glazing throughout and gas fired central heating. Viewings are essential.

The accommodation:

Entrance Porch:

Double glazed entrance door and courtesy light.

Lounge:

14'9" into bay x 12'11" (max) Double glazed bay window to the front, electric fire, alcoves, telephone point, television point, coving to ceiling and double radiator.

Dining Kitchen:

13'2" x 12'4" (max) Two double glazed windows to the rear, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit, tiled splash backs, gas cooker point, extractor hood, space for automatic dishwasher, space for automatic washing machine, vent for tumble dryer, integrated fridge, part tiled walls and radiator.

Bathroom:

Double glazed frosted window to the side, panelled bath with temperature controlled shower over, low level wc, pedestal wash hand basin, airing cupboard with combination boiler, tiled walls and radiator.

First Floor Landing:

Built in cupboard, access to roof space via loft ladder.

Bedroom One:

16'5" x 12'3" (max) Two double glazed windows to the front, wardrobes, alcoves and double radiator.

Bedroom Two:

12'4" X 10'0" (max) Double glazed window to the rear, alcoves, telephone point and double radiator.

Externally:

To the front of the property there is a gravelled garden. To the rear there is a yard with gated access and an outhouse.

RY00004458EW/BD/27.03.2017



Rook Matthews Sayer Ryton, 2 Grange Road, Ryton, NE40 3LT

Tel: 0191 413 1313 Fax: 0191 413 1771

Email: ryton@rookmatthewssayer.co.uk

17 Offices across the North-East

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer 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 any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

 **RICS**
The mark of
property professionalism worldwide