

### Tower Gardens Ryton

- Semi Detached House
- Four Bedrooms
- Two Reception Rooms
- Bathroom & Shower Room
- Gardens & Driveway

# OIEO £ 200,000





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## 38 Tower Gardens

### Ryton, NE40 3RR

THIS WELL PRESENTED, EXTENDED SEMI DETACHED FAMILY HOME IS AVAILABLE IN THE CENTRE OF RYTON. THERE IS EXCELLENT ACCESS TO LOCAL AMENITIES AND PUBLIC TRANSPORT AND SIMPLY MUST BE VIEWED TO BE APPRECIATED. COMPRISING OF A GOOD SIZED LIVING ROOM, SECOND RECEPTION ROOM WHICH COULD BE USED AS AN OFFICE OR PLAYROOM. THE REAL HEART OF THE HOME IS THE SUPERB KITCHEN AND DINING AREA WITH ACCESS TO THE SOUTH FACING GARDEN.

UPSTAIRS THERE ARE FOUR BEDROOMS, A SHOWER ROOM AND A FAMILY BATHROOM. THE PROPERTY ALSO COMES WITH OFF STREET PARKING FOR MULTIPLE VEHICLES, CALL US NOW TO ARRANGE A VIEWING AND AVOID DISAPPOINTMENT.

#### Hallway:

Composite door to the front and stairs to first floor.

Lounge: 14'1" 4.29m x 11'7" 3.53m into alcove UPVC window, feature fireplace, under stairs storge and radiator.

Reception Room: 10'10" 3.30m x 10'4" 3.15m UPVC window and radiator.

Kitchen Diner: 26'8'' 8.13m x 14'6'' 4.42m L Shaped Tow UPVC windows, Double UPVC doors to the garden, door to wc, fitted with a range of matching wall and base units with work surfaces above incorporating sink and drainer, integrated gas cooker and hob, extracto

base units with work surfaces above incorporating sink and drainer, integrated gas cooker and hob, extractor hood, under stairs storage and three radiators.

WC: Low level wc and wall mounted wash hand basin.

Utility Room: Plumbed for washing machine and boiler.

First Floor Landing:

Bedroom One:  $14^{\prime}8^{\prime\prime}$  4.47m into alcove x  $11^{\prime}8^{\prime\prime}$  3.56m UPVC window and radiator.

Bedroom Two: 11'1" 3.38m x 8'6" 2.59m UPVC window and radiator.

Bedroom Three: 10'10'' 3.30m x 8'5'' 2.57m max UPVC window and radiator.

Bedroom Four: 9'9" 2.97m max x 8'11" 2.72m UPVC window and radiator.

#### Bathroom:

UPVC window, bath with shower over, vanity was hand basin, low level wc, fully tiled and heated towel rail.

#### Shower Room:

UPVC Velux window, double shower cubicle, vanity was hand basin, fully tiled and heated towel rail.

Externally: To the rear of the property there is an astro turf garden with paved area. To the front there is a driveway providing off street parking.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS Water: MAINS Sewerage: MAINS Heating: MAINS Broadband: UNKNOWN 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

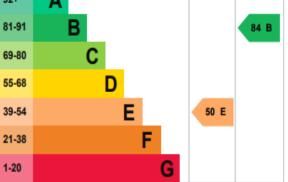
EPC RATING: E

RY00007078.VS.EW.21.03.2025.V.1.

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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.





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