



Tower Gardens Ryton

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

OIEO £ 200,000



0191 413 1313
2 Grange Road, Ryton, NE40 3LT

ROOK
MATTHEWS
SAYER

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

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 storage 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, 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: 14'8" 4.47m into alcove x 11'8" 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	50 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

