



## Wagtail Gardens

Ryton

- Semi Detached House
- Three Bedrooms
- En Suite to Master
- Rear Garden
- Allocated Parking

**OIEO £ 240,000**



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ROOK  
MATTHEWS  
SAYER

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# 11 Wagtail Gardens

Ryton, NE40 3FG

THIS IMMACULATE SEMI-DETACHED HOUSE IS CURRENTLY FOR SALE AND IS PERFECT FOR FIRST-TIME BUYERS OR FAMILIES. ITS SOUGHT-AFTER LOCATION IS PERFECT, WITH BOTH PUBLIC TRANSPORT LINKS AND NEARBY PARKS EASILY ACCESSIBLE.

THE HOUSE OFFERS A PRACTICAL LAYOUT THAT INCLUDES A TOTAL OF THREE BEDROOMS, A KITCHEN/DINER, AND A LIVING ROOM. THE FIRST BEDROOM IS A SPACIOUS DOUBLE ROOM FEATURING AN EN-SUITE, PROVIDING A PRIVATE AND COMFORTABLE SPACE. THE SECOND BEDROOM IS ALSO A DOUBLE, OFFERING AMPLE SPACE FOR FURNITURE AND STORAGE. THE THIRD BEDROOM IS A SINGLE, IDEAL FOR A CHILD'S ROOM OR HOME OFFICE.

THE KITCHEN IS A WELCOMING SPACE WITH AN ABUNDANCE OF NATURAL LIGHT. IT OFFERS A DINING SPACE, PERFECT FOR FAMILY MEALS, AND COMES COMPLETE WITH INTEGRATED APPLIANCES, READY TO CATER TO ALL YOUR CULINARY NEEDS.

THE RECEPTION ROOM IS AN INVITING SPACE CHARACTERISED BY LARGE WINDOWS THAT FLOOD THE ROOM WITH NATURAL LIGHT. FROM HERE, THERE IS ACCESS TO A GARDEN, PERFECT FOR SUMMER BARBECUES OR A QUIET MORNING COFFEE.

AS AN ADDITIONAL CONVENIENCE, THE PROPERTY INCLUDES A DOWNSTAIRS WC AND TWO PARKING SPACES. THIS HOUSE IS SITUATED IN A TRANQUIL CUL-DE-SAC LOCATION WHICH BRINGS A SENSE OF PEACE AND SECURITY TO THE PROPERTY.

IN SUMMARY, THIS SEMI-DETACHED HOME OFFERS A BLEND OF COMFORT AND CONVENIENCE, MAKING IT A TRULY DESIRABLE PROPERTY. ITS IMMACULATE CONDITION MEANS YOU CAN MOVE IN WITHOUT THE NEED FOR ANY IMMEDIATE WORK OR REFURBISHMENT. THE PERFECT FIRST HOME OR A FANTASTIC FAMILY RESIDENCE.

Hallway:

Composite door to the front, storage and radiator.

WC:

Low level wc, pedestal wash hand basin and radiator.

Lounge: 16'7" 5.05m x 9'9" 2.97m

UPVC window, Double UPVC doors to the garden and radiator.

Kitchen: 16'7" 5.05m x 9'6" 2.90m

Three UPVC windows, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl stainless steel sink unit with drainer, integrated oven with grill and gas hob, extractor hood and two radiators.

First Floor Landing:

Radiator.

Bedroom One: 12'5" 3.78m x 10'1" 3.07m

Two UPVC windows, two radiators and door to;

En Suite:

Shower cubicle, low level wc, pedestal wash hand basin and radiator.

Bedroom Two: 9'7" 2.92m x 9'4" 2.85m

UPVC window and radiator.

Bedroom Three: 9'7" 2.93m x 7'1" 2.16m

UPVC window and radiator.

Bathroom:

UPVC window, bath, push button wc, wash hand basin and radiator.

Externally:

There is a garden to the rear with fenced boundaries and to the front there are two allocated parking spaces.

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ALLOCATED 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: C

EPC RATING: B

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	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

