



Tyne Gardens Ryton

- Semi Detached House
- Two Bedrooms
- Dining Kitchen
- Gardens
- Driveway

OIEO £ 125,000



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ROOK
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38 Tyne Gardens

Ryton, NE40 3DR

THIS PROPERTY OFFERS AN EXCELLENT OPPORTUNITY FOR FIRST-TIME BUYERS TO PURCHASE A HOME THAT IS MOVE-IN READY.

THE HOUSE IS SITUATED IN A SOUGHT-AFTER LOCATION WITH THE ADVANTAGE OF NEARBY SCHOOLS AND PARKS, PERFECT FOR THOSE WITH A FAMILY OR PLANNING TO START ONE. THE EXTERIOR OF THE HOUSE IS JUST AS IMPRESSIVE AS THE INTERIOR, BOASTING A DRIVEWAY AND FRONT AND REAR GARDENS, GIVING YOU PLENTY OF SPACE FOR OUTDOOR ACTIVITIES AND OFF-ROAD PARKING.

INTERNALLY, THE PROPERTY HAS BEEN MAINTAINED TO A HIGH STANDARD AND OFFERS A BRIGHT AND AIRY ATMOSPHERE THROUGHOUT. THE HOUSE COMPRISES OF ONE GENEROUSLY SIZED RECEPTION ROOM, CHARACTERISED BY LARGE WINDOWS THAT FLOOD THE SPACE WITH NATURAL LIGHT.

THE PROPERTY FEATURES A RECENTLY UPDATED KITCHEN THAT IS WELL-LIT WITH NATURAL LIGHT. IT IS AN IDEAL SPACE FOR COOKING AND DINING. THIS HOUSE ALSO BENEFITS FROM TWO DOUBLE BEDROOMS, ENSURING PLENTY OF SPACE FOR ALL THE RESIDENTS.

THE SHOWER ROOM HAS BEEN RECENTLY UPDATED TO A HIGH STANDARD, ADDING TO THE OVERALL PRISTINE CONDITION OF THE HOUSE.

TO SUM UP, THIS PROPERTY IS A PERFECT BLEND OF COMFORT AND CONVENIENCE. WITH ITS PRIME LOCATION AND EXCELLENT CONDITION, THIS HOUSE IS A FANTASTIC OPPORTUNITY NOT TO BE MISSED. WE RECOMMEND ARRANGING A VIEWING AT YOUR EARLIEST CONVENIENCE TO FULLY APPRECIATE WHAT THIS PROPERTY HAS TO OFFER.

The accommodation:

Entrance:
UPVC door to the front, stairs to first floor and radiator.

Lounge: 14'1" 4.29m x 11'3" 3.43m into alcove
UPVC window, gas fire and radiator.

Dining Kitchen: 14'10" 4.52m x 7'3" 2.21m
UPVC door to the side, two UPVC windows, fitted with a range of matching wall and base units with quartz work surfaces above incorporating sink and drainer, tiled feature splash backs, integrated oven, electric integrated hob with extractor hood, integrated microwave, integrated fridge freezer, integrate dishwasher, integrated washer dryer, storage cupboard and cladded ceiling.

First Floor Landing:
UPVC window.

Bedroom One: 14'8" 4.47m into alcoves x 11'6" 3.51m
UPVC window and radiator.

Bedroom Two: 10'1" 3.07m x 8'8" 2.64m
UPVC window and radiator.

Bathroom:
UPVC window, large double shower, built in unit with wc and wash hand basin, cladded ceiling, fully tiled and heated towel rail.

Externally:
To the rear of the property there is a south east facing private lawned garden with pathway and garden shed. There is a further die garden and to the front there is a small mature garden with a block paved driveway providing off street parking.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: FIBRE
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: A

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

