

Fieldfare Avenue | Ryton | NE40 3FE

OIEO £260,000

3 1 1

IMMACULATE HOUSE

EN SUITE

DOUBLE DRIVEWAY

RENOVATED GARDEN

GROUND FLOOR WC

SOUGHT AFTER LOCATION

OPEN PLAN KITCHEN

SEPARATE RECEPTION

RMS | Rook Matthews Sayer

THIS THREE-BEDROOM DETACHED HOUSE IS OFFERED FOR SALE IN RYTON AND PRESENTS AN IMMACULATE INTERIOR, THOUGHTFULLY ARRANGED FOR MODERN FAMILY LIVING AND FIRST-TIME BUYERS ALIKE.

THE PROPERTY FEATURES A SEPARATE RECEPTION ROOM, PROVIDING A DEFINED LIVING AREA AWAY FROM THE OPEN-PLAN KITCHEN. THE KITCHEN BENEFITS FROM GOOD NATURAL LIGHT AND INCORPORATES A DESIGNATED DINING SPACE, CREATING A PRACTICAL SETTING FOR EVERYDAY MEALS AND ENTERTAINING. THE BEDROOM ACCOMMODATION INCLUDES A MASTER BEDROOM WITH EN-SUITE, A FURTHER DOUBLE BEDROOM AND A SINGLE BEDROOM, OFFERING FLEXIBILITY FOR CHILDREN, GUESTS OR HOME WORKING. TWO BATHROOMS SERVE THE PROPERTY, SUPPORTING COMFORTABLE FAMILY USE.

SITUATED IN A SOUGHT AFTER LOCATION, THE HOUSE ENJOYS CONVENIENT ACCESS TO LOCAL AMENITIES WITHIN RYTON, INCLUDING EVERYDAY SHOPS, SERVICES AND CAFÉS ALONG THE VILLAGE HIGH STREET. NEARBY GREEN SPACES AND WALKING ROUTES PROVIDE OPPORTUNITIES FOR OUTDOOR LEISURE, WITH LOCAL PARKS AND RIVERSIDE PATHS ALONG THE TYNE ACCESSIBLE WITHIN A SHORT DRIVE OR WALK, DEPENDING ON PREFERENCE.

PUBLIC TRANSPORT LINKS ARE AVAILABLE VIA NEARBY BUS ROUTES CONNECTING RYTON WITH NEWCASTLE UPON TYNE AND SURROUNDING AREAS. THE CLOSEST MAINLINE RAIL SERVICES CAN BE ACCESSED FROM STATIONS SUCH AS BLAYDON AND METROCENTRE, REACHABLE BY CAR OR BUS, OFFERING ROUTES TOWARDS NEWCASTLE, DURHAM AND FURTHER AFIELD, WITH JOURNEY TIMES TO NEWCASTLE CITY CENTRE TYPICALLY AROUND 15–20 MINUTES FROM THESE STATIONS.

OVERALL, THIS DETACHED THREE-BEDROOM HOUSE FOR SALE COMBINES AN IMMACULATE INTERIOR WITH ACCESS TO LOCAL AMENITIES, GREEN SPACES AND PRACTICAL TRANSPORT CONNECTIONS, MAKING IT WELL SUITED TO FAMILIES AND FIRST-TIME BUYERS.

The accommodation:

Hallway:
Stairs to first floor, under stairs storage cupboard and radiator.

Lounge: 15'6" 4.72m x 10'2" 3.10m
Double glazed window to the front and radiator.

WC:
Double glazed window to the front, low level wc and pedestal wash hand basin with mixer taps.

Kitchen: 17'3" 5.26m x 11'1" 3.38m
Double glazed widow to the rear, double glazed French doors to the rear, fitted with a range of matching wall and base units with work surfaces above incorporating double sink with drainer, electric oven, gas hob, cooker hood, integrated fridge freezer, integrated dishwasher, integrated washing machine and radiator.

First Floor Landing:
Loft access via pull down ladder, boarded for storage and lighting.

Bedroom One: 12'2" 3.71m x 10'8" 3.25m
Double glazed window to the front and radiator.

En Suite: 6'5" 1.96m max x 6'3" 1.91m max
Double glazed window to the front, shower cubicle, low level push button wc, floating wash hand basin with mixer taps and extractor.

Bedroom Two: 9'10" 2.99m max x 7'8" 2.33m pus recess
Double glazed window to the rear and radiator.
Bedroom Three: 11'1" 3.38m x 7'2" 2.18m
Double glazed window to the rear and radiator.

Bathroom: 6'7" 2.00m x 5'5" 1.65m
Double glazed window to the side, panelled bath with shower over, shower screen, low level push button wc, floating wash hand basin with mixer taps and extractor.

Externally:
There is a double driveway to the front providing off street parking. To the rear there is a garden with artificial grass and patio.

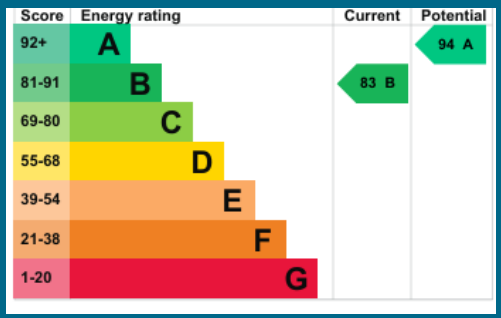
PRIMARY SERVICES SUPPLY
Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: FIBRE TO PREMISES
Mobile Signal Coverage Blackspot: No
Parking: DRIVEWAY

MINING
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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: D
EPC RATING: B

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The Property Ombudsman

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