Silvermere Drive | Ryton | NE40 3HA

Auction Guide Price £125,000+

2 1 1

SEMI DETACHED HOUSE

TWO BEDROOMS

POPULAR LOCATION

GENEROUS GARDENS

SALE BY AUCTION

30TH SEPTEMBER 2026

OPTION 2

T&C'S APPLY

RMS | Rook Matthews Sayer

A GREAT OPPORTUNITY TO PURCHASE THIS 2 BED SEMI DETACHED HOUSE TUCKED AWAY AT THE END OF A CUL DE SAC IN A POPULAR MODERN RESIDENTIAL DEVELOPMENT. THE PROPERTY BENEFITS INCLUDE, GREAT SIZED GARDENS TO BOTH THE FRONT AND REAR OF THE PROPERTY, DOUBLE GLAZED WINDOWS, GAS CENTRAL HEATING AND WILL ALSO BENEFIT FROM A REFITTED MODERN BATHROOM. PROPERTY BRIEFLY COMPRISES ENTRANCE DOOR TO LIVING ROOM AND A KITCHEN WITH ACCESS TO THE REAR GARDEN. TO THE FIRST FLOOR THERE ARE TWO BEDROOMS AND A FAMILY BATHROOM / WC.

The accommodation:

Property details provided by APA

Living room –
12'44 x 11'64
Part glazed UPVC entrance door.
Bay window to front elevation.
Central heating radiator.
Stairs leading to first floor.

Kitchen –
11'56 x 7'99
Range of wall and floor units with laminate worktop surfaces.
Built in spilt level electric oven and hob with extractor hood.
Plumbed automatic washing machine.
Integrated fridge/freezer.
Central heating boiler.
Single sink unit.
Tile splash backs.
Tiled floor.
Double glazed window to rear elevation.
Part glazed door to rear.

Stairs to first floor
Bathroom –
To be refitted prior to sale.
Will comprise of wash hand basin.
Low level W/C.
Bath with shower over.
Cladded walls.
Double glazed window.

Bedroom one
10'96 x 8'83
Double glazed window to front elevation.
Central heating radiator.
Fitted wardrobes.

Bedroom two –
8'65 x 5'56
Double glazed window to rear elevation.
Central heating radiator.

Externally:
There are gardens to three sides of the property and allocated parking.

PRIMARY SERVICES SUPPLY
Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: FIBRE
Mobile Signal Coverage Blackspot: No
Parking: PARKING BAY

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
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 10 July 1993
Ground Rent: £17.50 twice a year

COUNCIL TAX BAND: A
EPC RATING: C

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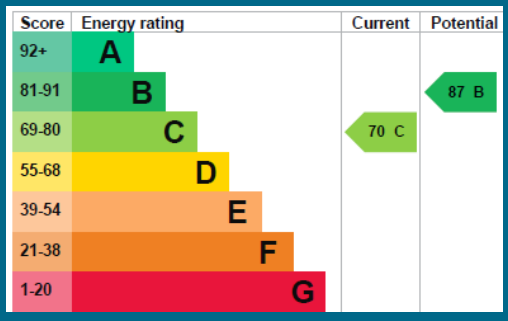

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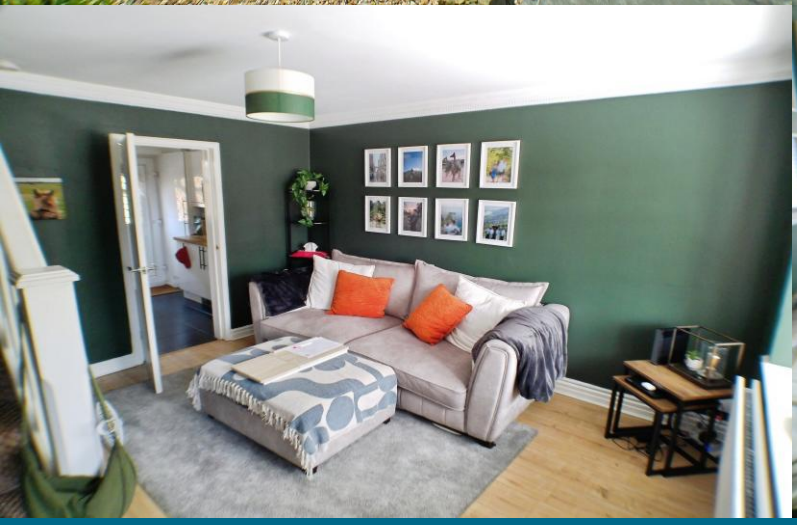

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

The Property Ombudsman

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