

Weatherby Avenue | Ryton | NE40 4FF

£260,000

3 1 2

IMMACULATE SEMI

THREE BEDROOMS

MODERN DEVELOPMENT

NHBC WARRANTY IN DATE

NEUTRAL DECOR

KITCHEN DINING

BATHROOM & EN SUITE

DOUBLE DRIVEWAY

RMS | Rook Matthews Sayer

FOR SALE – AN IMMACULATE THREE-BEDROOM SEMI-DETACHED HOUSE ON A MODERN STORY HOMES DEVELOPMENT IN CRAWCROOK, RYTON. THE PROPERTY BENEFITS FROM AN NHBC WARRANTY STILL IN PLACE AND A DOUBLE DRIVEWAY TO THE FRONT.

INSIDE, A SEPARATE LOUNGE OFFERS A WELL-PROPORTIONED MAIN RECEPTION ROOM WITH NEUTRAL DÉCOR AND FITTED CARPET. TO THE REAR, A CONTEMPORARY KITCHEN DINING ROOM SPANS THE WIDTH OF THE HOUSE, FITTED WITH MODERN UNITS, INTEGRATED APPLIANCES AND AMPLE WORKTOP SPACE. BI-FOLDING DOORS OPEN DIRECTLY ONTO THE REAR GARDEN, CREATING A PRACTICAL LAYOUT FOR EVERYDAY FAMILY LIFE AND ENTERTAINING. A DOWNSTAIRS WC COMPLETES THE GROUND FLOOR.

UPSTAIRS ARE THREE BEDROOMS, ALL FRESHLY FINISHED, WITH THE MAIN BEDROOM FEATURING FITTED MIRRORED WARDROBES. THERE IS A FAMILY BATHROOM PLUS AN ADDITIONAL SHOWER ROOM ENSUITE TO BEDROOM ONE, BOTH PRESENTED TO A HIGH STANDARD WITH MODERN TILING AND WHITE SUITE.

EXTERNALLY, THE HOUSE ENJOYS A GENEROUS, ENCLOSED REAR GARDEN, OFFERING A SECURE SPACE FOR CHILDREN AND OUTDOOR SEATING.

CRAWCROOK PROVIDES A RANGE OF LOCAL SHOPS, CAFÉS AND EVERYDAY AMENITIES ON THE VILLAGE HIGH STREET, WITH FURTHER FACILITIES IN NEARBY RYTON AND PRUDHOE. THERE ARE SEVERAL PRIMARY AND SECONDARY SCHOOLS IN THE AREA, MAKING THIS A CONVENIENT LOCATION FOR FAMILIES. FOR COMMUTING, WYLAM AND BLAYDON RAILWAY STATIONS ARE BOTH WITHIN EASY DRIVING DISTANCE, OFFERING SERVICES TOWARDS NEWCASTLE, HEXHAM AND CARLISLE, WITH JOURNEYS TO NEWCASTLE CENTRAL TYPICALLY AROUND 15–20 MINUTES. REGULAR BUS ROUTES RUN THROUGH CRAWCROOK TOWARDS NEWCASTLE AND THE METROCENTRE, GIVING GOOD PUBLIC TRANSPORT CONNECTIONS.

The accommodation:

Entrance:
Composite door to the front, stairs to first floor, under stairs storage cupboard and radiator.

Lounge: 15'9" 4.80m x 11'4" 3.45m
Two double glazed UPVC windows to the front and radiator.

WC:
Double glazed UPVC window to the side, built in push button wc, floating wash hand basin and extractor fan.

Kitchen Diner: 16'5" 5.00m x 9'0" 2.74m
Double glazed UPVC bi folding doors to the rear, double glazed UPVC window to the side, fitted with a range of matching wall and base units with work surfaces above incorporating sink with drainer, integrated double oven, gas hob, extractor fan, integrated fridge freezer, integrated dishwasher and radiator.

First Floor Landing:
Loft access and storage cupboard.

Bedroom One: 11'4" 3.45m x 10'8" 3.25m
Double glazed window to the front, fitted sliding door wardrobes and radiator.

En Suite:
Double glazed UPVC window to the front, shower cubicle, built in push button wc, floating vanity wash hand basin, heated towel rail and extractor.

Bedroom Two: 9'2" 2.79m x 9'2" 2.79m
Double glazed window to the rear, fitted sliding door wardrobes and radiator.

Bedroom Three: 9'2" 2.79m x 6'11" 2.11m
Double glazed UPVC window to the rear.

Bathroom:
Double glazed UPVC window to the side, paneled bath, built in push button wc, floating vanity wash basin with storage and extractor fan.

Externally:
There is a driveway to the front providing off street parking and to the rear a garden.

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

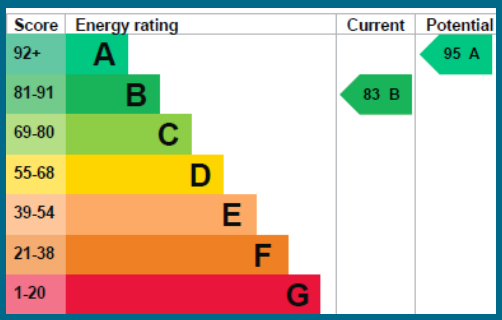
MINING
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

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

Agents Note:
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

COUNCIL TAX BAND: B
EPC RATING: C

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The Property Ombudsman

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