



Tweedys Buildings, Ryton, Tyne and Wear, NE40 3BS

*****CHAIN FREE - RECENTLY DECORATED***** This well presented two bedroom end terrace must be viewed to be appreciated! The property comprises of entrance hall, lounge, lovely kitchen/diner with feature Inglenook fireplace, home office, utility and W/C to the ground floor. To the first floor are two bedrooms and a bathroom W/C. externally the property benefits from a rear yard as well as a side garden which would be used for off street parking if desired. Additional parking available on street. EPC rating E.



*****CHAIN FREE*****

Recently Decorated

End Terrace

Garden/Driveway

Two Bedrooms

EPC Rating E

£139,500

Lounge 13' 0" x 11' 8" (3.96m x 3.55m) max
Feature fireplace.

Kitchen/Diner 16' 1" x 9' 11" (4.91m x 3.01m) max
Fitted with a range of wall and base units, integrated oven/hob, under stairs storage cupboard. Inglenook fireplace. Space for dining table.

Home Office/Storage area 9' 1" x 8' 8" (2.77m x 2.64m) max
(L spaced room)
Gas fired combi boiler, cupboard and bench for storage. Space for desk for home working or further storage as required.

Utility 5' 1" x 5' 5" (1.56m x 1.64m)
Plumbing and power for washing machine/tumble dryer.

Ground Floor W/C 5' 1" x 2' 8" (1.56m x 0.82m)
Wash basin, W/C.

Bedroom 1 13' 0" x 11' 8" (3.96m x 3.55m) max
Dual aspect windows, built in cupboard.

Bedroom 2 10' 4" x 9' 7" (3.15m x 2.91m) max
Feature fireplace.

Bathroom 10' 2" x 5' 8" (3.10m x 1.72m)
Bath with shower over, wash basin, W/C.

Externally

Gravel yard to rear. Garden to side which could be used as a garden or for off street parking as required. Further parking available on street.

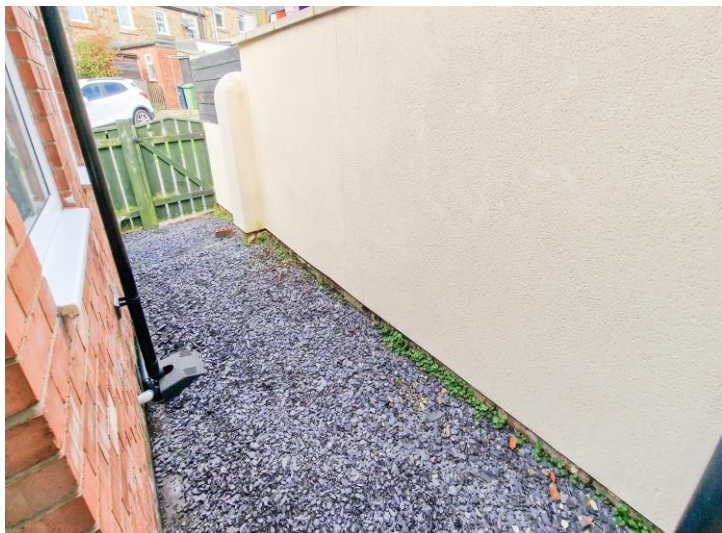
Additional information

We understand this property is freehold. Council tax band B.

Important note to purchasers

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.

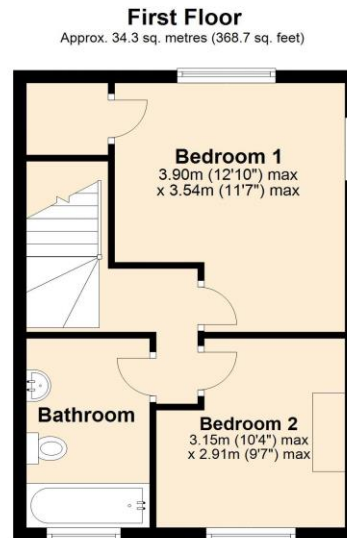
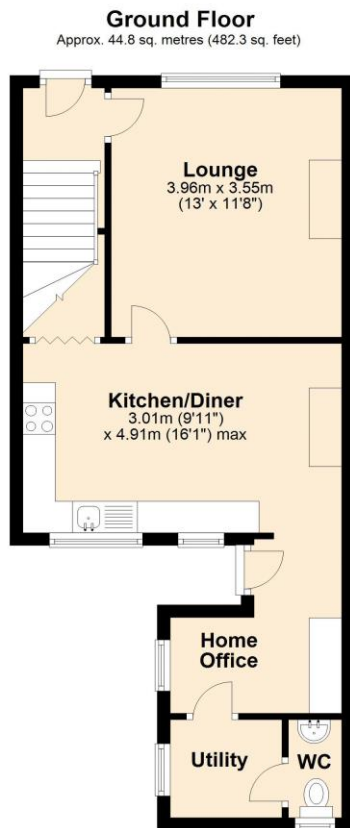




EPC Graph (full EPC available on request)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Floorplan



Total area: approx. 79.1 sq. metres (851.0 sq. feet)

For more information please call **0191 414 1200** or email info@livinglocalhomes.co.uk

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