SKYLARK GROVE

RYTON

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welcoming you home



CHAIN FREE ***EN-SUITETWO SPACIOUS DOUBLE BEDROOMS***LOVELY GARDEN*** Beautifully presented modern home, ideally situated on the popular Woodside Gardens development in Ryton. The property offers a bright and welcoming lounge, alongside a stylish open plan kitchen/dining area with patio doors leading to a private, low maintenance enclosed garden, perfect for relaxing or entertaining. The ground floor also benefits from a convenient W/C and useful under stairs storage. Upstairs, there are two generous double bedrooms, with the main bedroom featuring an en-suite, as well as a contemporary family bathroom. Conveniently located close to local village amenities, well regarded schools and excellent transport links, this superb home is ideal for a range of buyers looking to make Ryton home. A viewing is essential to appreciate all it has to offer! EPC Rating B.





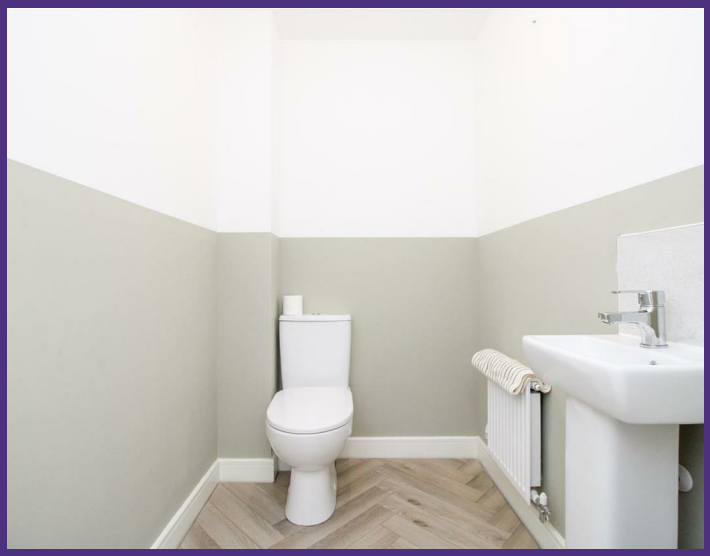




- ***CHAIN FREE***
- Two Double Bedrooms
- Garden & Driveway
- Semi-detached Modern Home
- Bathroom & En-suite!
- EPC Rating B










HAND
WASH



Lounge
13'2" x 11'10" Max
A well lit lounge with outlook to the driveway and surrounding street.

Kitchen/Diner
15'4" x 8'4" Max
A lovely open plan kitchen/diner fitted with a range of wall and base units for storage. Integrated oven/hob, fridge/freezer, microwave, washing machine and dishwasher all included. Patio door access to the rear garden ideal for entertaining.

W/C
6'2" x 4'5"
A spacious access W/C and Wash basin.

Bedroom 1
11'11" x 11'10" Max
The main bedroom benefits from its own modern white suite shower room.

En-Suite
6'1" x 6'0"
Features a white suite walk in shower, W/C and wash basin.

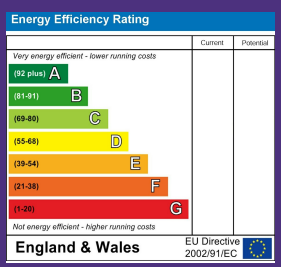
Bedroom 2
15'5" x 8'3" Max
Benefits from built in wardrobe space both sides of the room with pleasant outlook to the rear garden.

Main Bathroom
7'1" x 6'4"
Fitted with a white suite bath, W/C and wash basin.

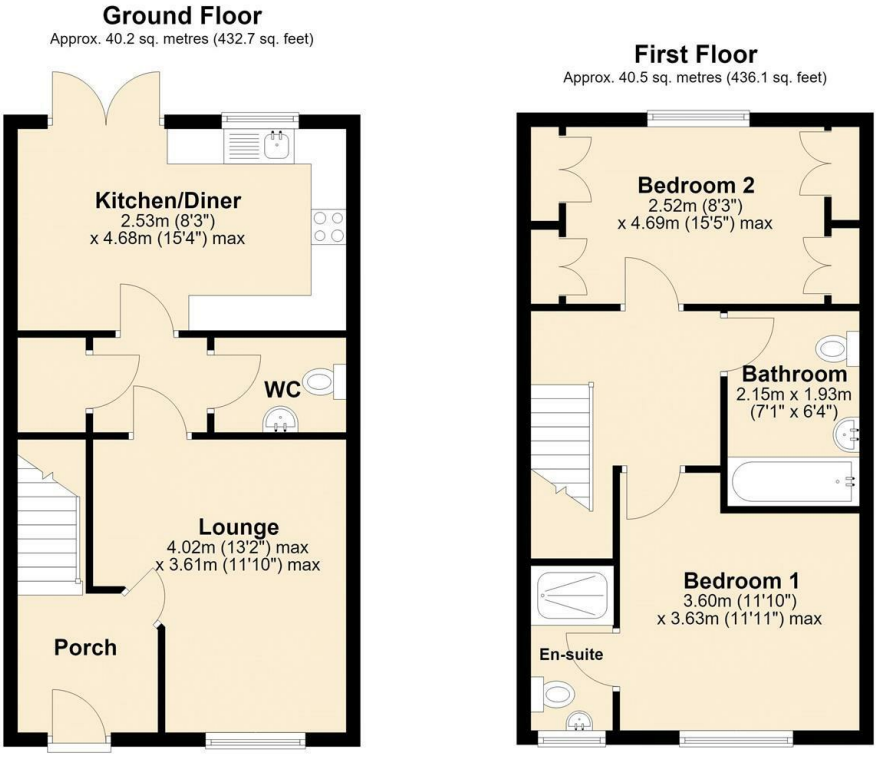
Externally
There is a paved driveway with dropped curb to the front of the property with access via patio doors and side gated access from the home to an enclosed easy to maintain garden with both lawn and patio areas for entertaining.

Additional Information
Council tax band A. EPC Rating B. We understand this property is freehold. The vendor has notified us there is going to be an estate charge, but it has not been charged as yet as the estate is not complete. Mobile phone coverage and broadband availability: https://checker.ofcom.org.uk/ Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

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.



Offers In The Region Of £210,000



Total area: approx. 80.7 sq. metres (868.8 sq. feet)

Disclaimer
1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Alto, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Alto have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.



35 Front Street, Winlaton, Tyne and Wear, NE21 6AF
0191 414 1200
info@livinglocalhomes.co.uk