INLEBOROUGH DRIVE

RYTON

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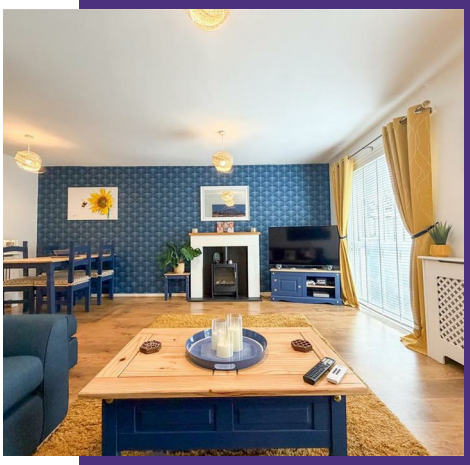
welcoming you home



CHAIN FREE We are delighted to bring to the market this lovely three bedroom mid terrace family home, situated on Inleborough Drive, Ryton. The ground floor briefly comprises a welcoming lounge/dining room with patio access to the enclosed rear garden, ideal for entertaining, a useful under stairs storage area, kitchen and W/C. To the first floor are three well proportioned bedrooms and a family bathroom. This fantastic home is not to be missed and is sure to appeal to a wide range of buyers looking to make Ryton their home. EPC rating C.





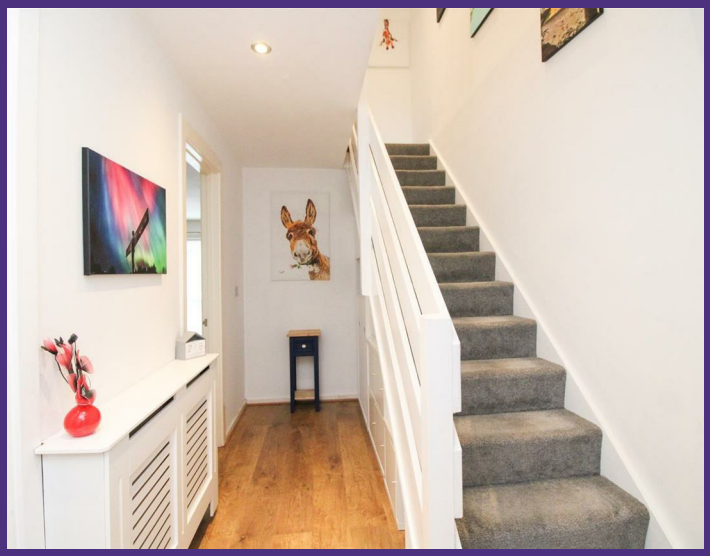




- ***CHAIN FREE***
- Three Bedrooms
- Cul De Sac Location
- Well Presented Terrace Home
- Garden
- EPC Rating C




SOAP









Lounge/Dining Area
17'5" x 15'7"
Open plan lounge/dining area.

Kitchen
11'11" x 9'1"
Fitted with a range of wall and base units for storage, space for white goods and integrated oven/hob.

W/C
5'2" x 3'9"
W/C and Wash Basin.

Bedroom 1
13'7" x 9'0" Max
Benefits from a built in mirrored wardrobe.

Bedroom 2
11'6" x 9'9" Max
Built in cupboard for additional storage.

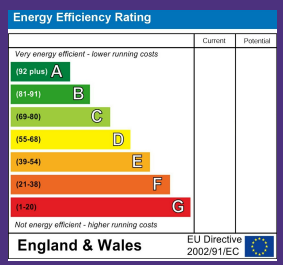
Bedroom 3
9'6" x 6'7"

Bathroom
6'5" x 5'7"
Bath, overhead Shower, W/C and Wash Basin.

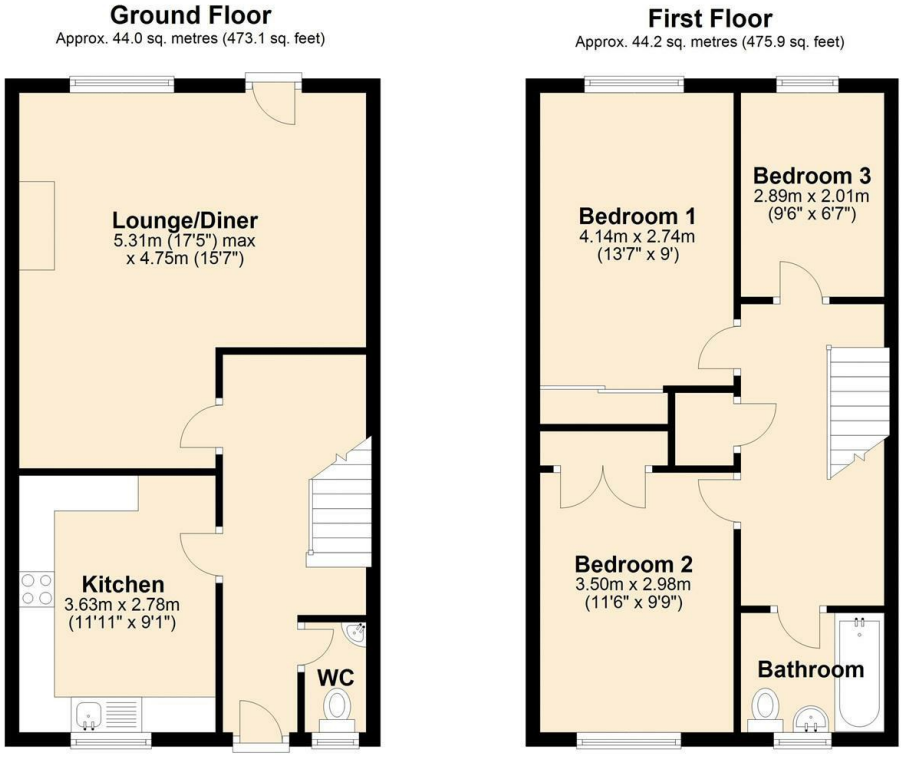
Externally
Externally this lovely home benefits from street parking within a quiet cul de sac. With an enclosed garden to the rear and public grass areas surrounding makes this an ideal purchase for a wide range of buyers.

Additional Information
Council tax band: A We understand this property is freehold. However the vendor has advised they pay a £40 pcm estate charge. Awaiting EPC. The vendor has noted the property is of none standard construction (Wimpey No Fines) and all buyers would be wise to make their financial advisers aware to enable placement with a suitable lender.
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.

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.



Offers Over £105,000



Total area: approx. 88.2 sq. metres (949.0 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.



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