DEAN TERRACE

RYTON

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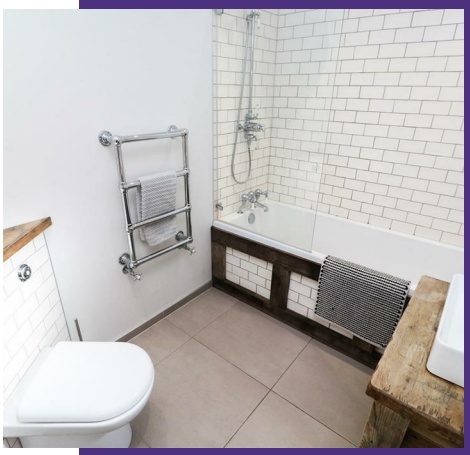
welcoming you home



CHAIN FREE Beautifully presented throughout, this charming two bedroom mid terrace period home has been lovingly updated by the current owners, with great care taken to retain and complement the character and original features of the property. The accommodation comprises an entrance hallway, spacious lounge with feature fireplace, kitchen/diner, useful utility room and bathroom to the ground floor. Upstairs, there are two generously proportioned bedrooms, both benefiting from attractive feature fireplaces. Externally, the property offers a delightful yard, together with a separate garden and off street parking. Ideally situated for easy access to a range of local shops and excellent transport links, this charming home is sure to appeal to a variety of buyers. Viewing essential! EPC rating D.

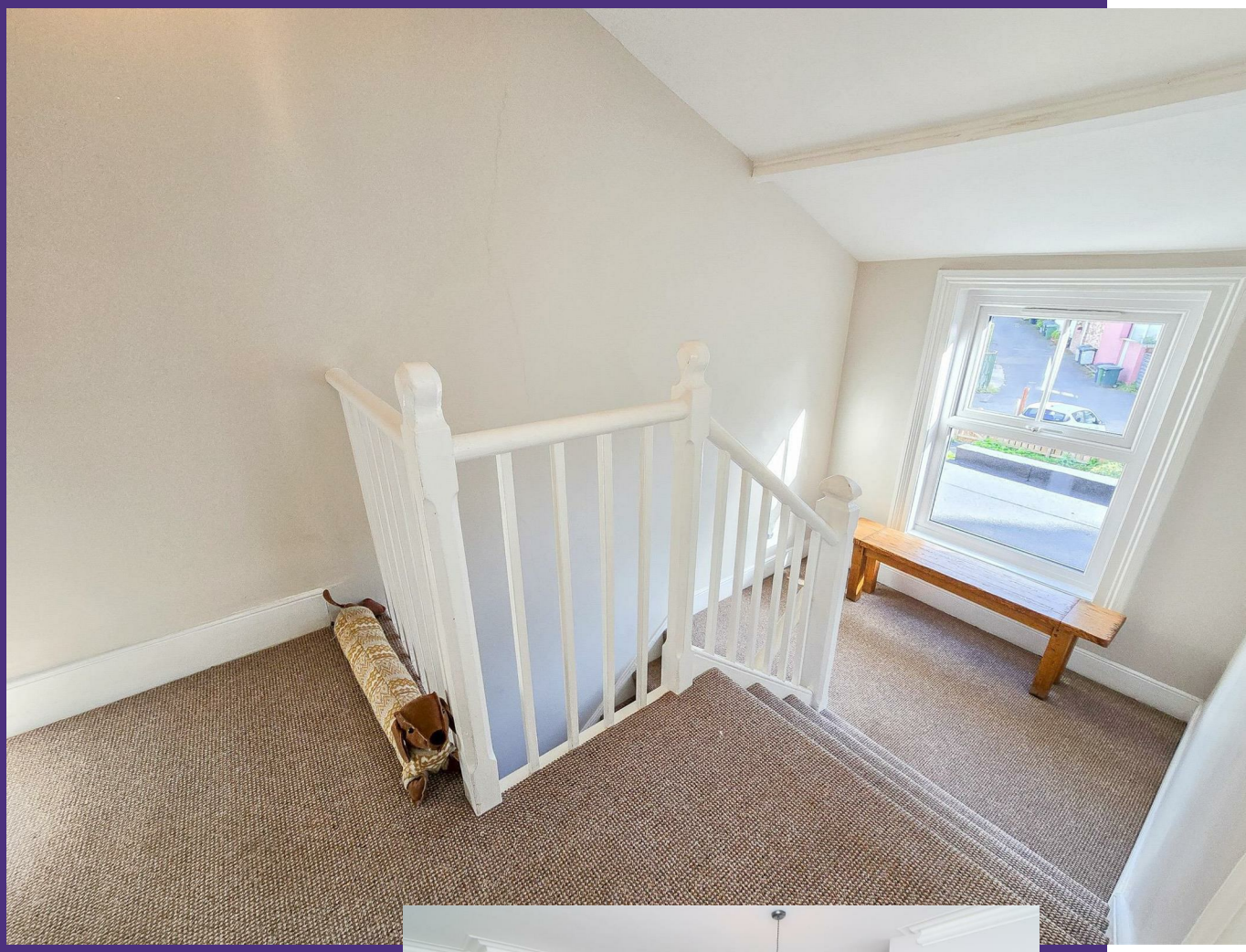








- ***CHAIN FREE***
- Two Bedroom Mid Terrace
- Parking & Garden
- Beautifully Presented Throughout
- Period Features
- EPC Rating D













Lounge
11'9" x 12'0" max
Lovely original brick fireplace with bioethanol stove.

Kitchen/Diner
11'11" x 9'10"
Fitted with a range of wall and base units, alcove shelving. Integrated oven and hob.

Utility room
6'10" x 6'7"
Under stairs storage cupboard. Cupboard housing gas fired combi boiler. Space for freestanding Fridge/freezer and washing machine (not included).

Bathroom
8'0" x 5'11"
Bath with shower over, wash basin, W/C. Feature floor to ceiling frosted window for maximum light.

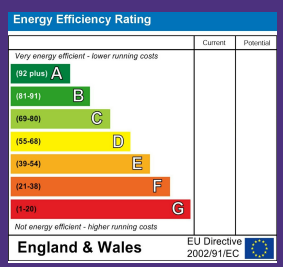
Bedroom 1
15'3" x 12'4" max
Feature fireplace.

Bedroom 2
12'5" x 10'10" max
Feature fireplace.

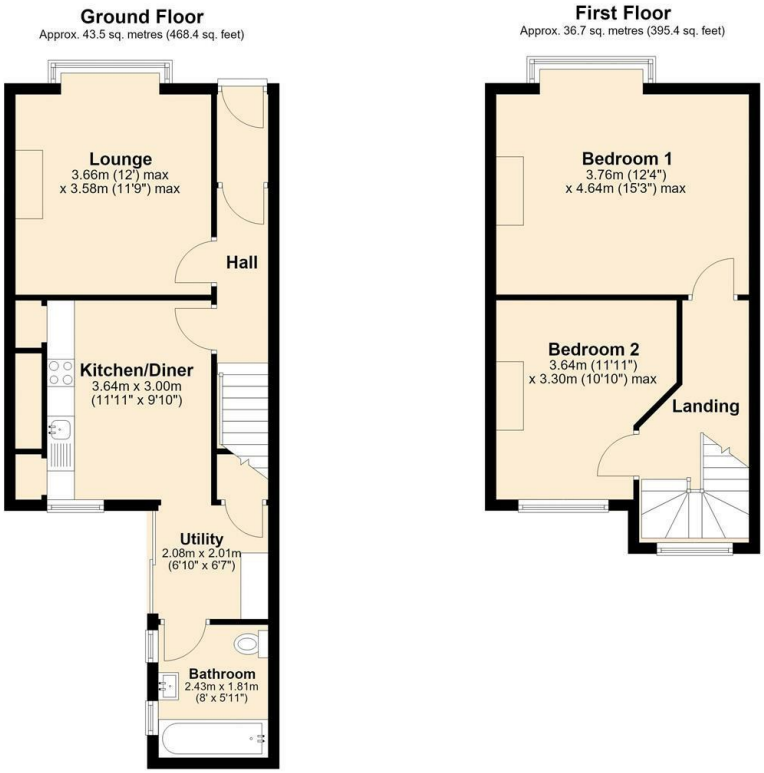
Externally
Yard to rear. Currently has a water feature/small pond which is being removed prior to completion. Across the back lane is a garden and parking area for off street parking. Easy access to shops and transport links.

Additional information
Council tax band: A
We understand this property is freehold.
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.



Asking Price £169,950



Total area: approx. 80.3 sq. metres (863.8 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.



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