



- Extended 4 Bed Semi Detached
- Dining Room
- Utility Area
- Entrance Porch

- 4 Double Bedrooms
- Breakfasting Kitchen
- Shower Room

- Living Room
- Garage
- Separate WC

A pleasantly situated 4 bedroomed semi detached house, within a popular residential area in this sought after village. Extended by the current vendors and offering good sized family accommodation. The Reception Hall with cloaks cupboard leads to the Lounge, with gas fire and large window to front and opens to the Dining Room with window over looking the rear garden. The Kitchen is fitted with a range of wall and base units, with sink unit, split level oven, 4 ring ceramic hob with extractor over. The Utility area to the rear of the garage has plumbing for washing machine, gas central heating boiler and door to rear garden and door to the garage with electric roller door. Stairs lead from the hall to the First Floor main Landing, with access to the loft. Bedroom 1 is to the front and has fitted wardrobes whilst Bedroom 2 is to the rear and Bedroom 3, also a double is to the front. The shower room is fitted with white suite comprising pedestal wash basin and walk in shower enclosure and airing cupboard housing the hot water cylinder. From the second landing door to Bedroom 4, a double in size with window to front.

Externally, the Front Garden has lawn with a display of plants and shrubs and driveway to the garage. The west facing rear garden has lawn with paved patio areas and garden shed.

Ryton is a sought after 'village' with good local amenities and has good road and public transport links into Newcastle, the MetroCentre and other surrounding areas. Council Tax Band D

Porch 8'7" x 3'9" (2.633 x 1.165)

Hall 10'9" x 6'6" (3.293 x 1.994)

Kitchen 15'6" x 9'3" (4.732 x 2.831)

Living Room 14'9" x 13'3" (4.513 x 4.039)

Dining Room 10'5" x 11'2" (3.177 x 3.427)

Utility Area 8'9" x 7'10" (2.686 x 2.400)

Garage 22'4" x 7'2" (6.820 x 2.208)

Bedroom 1 14'7" x 9'1" (4.464 x 2.770)

Bedroom 2 11'6" x 10'11" (3.526 x 3.343)

Bedroom 3 10'1" x 8'10" (3.092 x 2.699)

Bedroom 4 13'5" x 7'2" (4.092 x 2.192)

Shower Room 8'9" x 5'2" (2.684 x 1.588)

Separate WC





Energy Performance: Current D Potential B

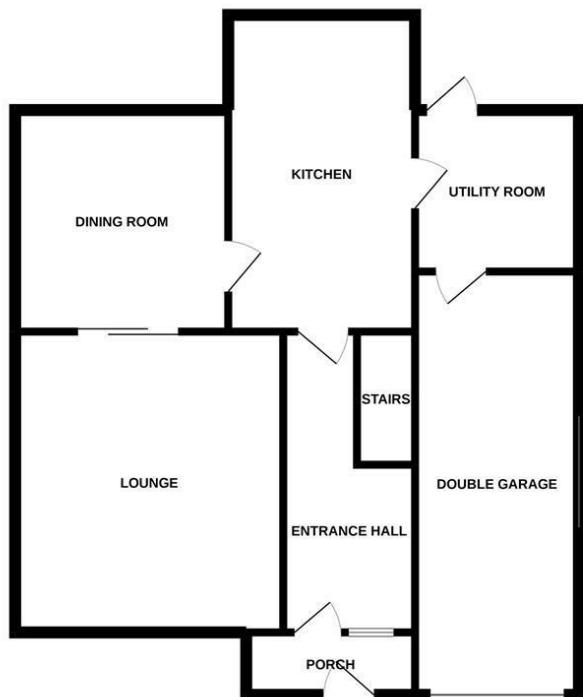
Council Tax Band: D

Distance from School:

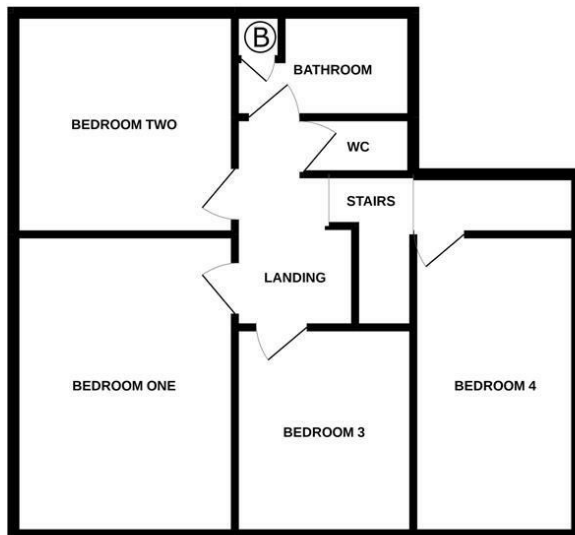
Distance from Metro:

Distance from Village Centre:

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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