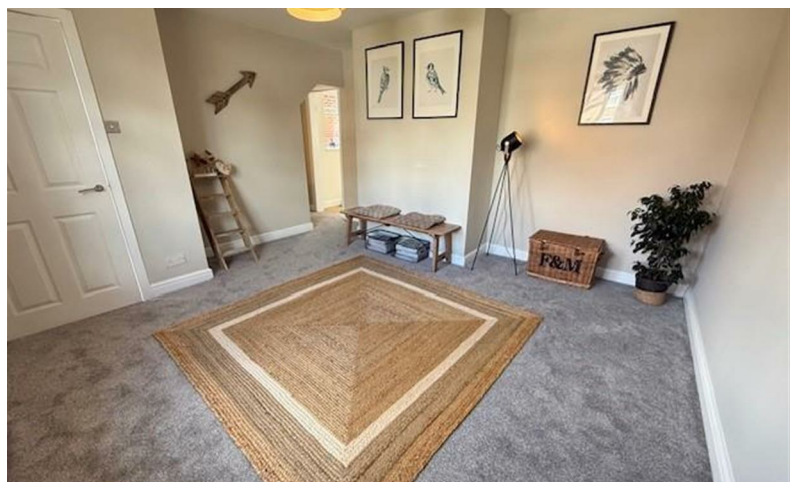


# GILMORE ESTATES

Property Sales & Lettings



£135,000

, Heddon View, , Ryton, , NE40 3JB

# 30 Heddon View, Ryton, NE40 3JB

Beautifully refurbished semi-detached house located in the charming area of Heddon View, Ryton. This delightful property boasts two generously sized double bedrooms, making it an ideal home for couples, small families, or those seeking extra space for guests or a home office.

As you step inside, you will be greeted by a modern décor that flows seamlessly throughout the home, creating a warm and inviting atmosphere. The spacious dining kitchen is a standout feature, providing ample room for family meals and entertaining friends. This area is perfect for those who enjoy cooking and socialising, with plenty of space to accommodate a dining table.

The property is surrounded by a lovely garden that extends to three sides, offering a wonderful outdoor space for relaxation and recreation. Whether you wish to enjoy a morning coffee in the sun or host summer barbecues, this garden provides a versatile area for all your outdoor needs.

## Entrance Hallway

5'7" x 4'3" (1.71 x 1.31)  
Entrance door to hallway, stairs to first floor and meter cupboard.

## Lounge

13'11" x 12'11" (4.26 x 3.94)  
Upvc window to front aspect and central heating radiator.

## Inner Hallway

5'2" x 3'0" (1.59 x 0.92)  
Ideal home office area.

## Dining Kitchen

9'0" x 17'5" (2.75 x 5.32)  
Wall and base units with laminate work surfaces, integral oven with electric hob and chimney extractor, sink and drainer with mixer tap, plumbed for washing machine, cupboard housing boiler, laminate wood flooring, central heating radiator, tiled splashbacks, two windows to rear and a further window to side aspect and door to rear garden.

## First Floor Landing

6'2" x 7'0" (1.89 x 2.14)  
Upvc window to side aspect with views, loft access and linen cupboard.

## Bedroom One

14'2" x 10'6" (4.33 x 3.21)  
Upvc window to front aspect, central heating radiator and walk in cupboard.

## Bedroom Two

9'1" x 10'5" (2.77 x 3.18)  
Upvc window to rear aspect, central heating radiator and built in cupboard.

## Bathroom

6'0" x 8'3" (1.84 x 2.53)  
White suite comprising of bath with combi fed shower over, WC, wash hand basin set into vanity unit, central heating radiator, fully tiled walls, laminate floor and ceiling with inset spotlights and Upvc windows to rear and side aspects.

## Garden

Good sized front and side gardens mainly laid to lawn, side and rear garden are paved for low maintenance.

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

