

# GILMORE ESTATES

Property Sales & Lettings



£775 Per Month

, Alexandra Gardens , Ryton , NE40 3EN

# 27 Alexandra Gardens, Ryton, NE40 3EN

Nestled in the charming area of Alexandra Gardens, Ryton, this delightful two-bedroom terraced house offers a perfect blend of modern living and comfort. Spanning an impressive 807 square feet, the property has been fully refurbished to a high standard, ensuring a fresh and inviting atmosphere throughout.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The modern kitchen is a highlight of the home, featuring contemporary fittings that make cooking a pleasure. The stylish bathroom has also been thoughtfully designed, offering a serene space for unwinding after a long day.

Both bedrooms are well-proportioned, providing a peaceful retreat for rest. The property is offered unfurnished. Outside, the garden presents a lovely area for outdoor enjoyment, perfect for gardening enthusiasts or simply soaking up the sun.

## Hallway

4'11" x 3'2" (1.50 x 0.98)

Upvc door to garden stairs to first floor.

## Lounge

14'5" x 12'6" (4.41 x 3.82)

Upvc window to front aspect and under stairs cupboard

## Dining Room

7'9" x 16'2" (2.37 x 4.94)

Upvc window to rear aspect and central heating radiator

## Kitchen

9'4" x 6'5" (2.87 x 1.96)

Wall and base units with laminate work surfaces, high level double oven with gas hob and extractor hood, stainless steel sink and drainer with mixer tap, plumbed for washing machine, wall mounted boiler, central heating radiator, window and door to front rear aspect and inset spotlights.

## First Floor Kanding

6'7" x 3'1" (2.03 x 0.94)

## Bedroom One

12'2" x 12'8" (3.71 x 3.87)

Upvc window to rear aspect, central heating radiator and built in cupboard

## Bedroom Two

10'2" x 10'2" (3.12 x 3.12)

Upvc window to front aspect and central heating radiator

## Bathroom

5'6" x 6'11" (1.70 x 2.11)

Walk in shower cubicle with combi fed shower, WC Wash hand basin set into vanity unit, contemporary radiator, extractor, tiled floor and walls inset spotlights and Upvc window to rear.

## Garden

Enclosed garden and enclosed yard with outbuildings

## 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

