



**Ryehill Gardens, TS26 0JJ**  
**3 Bed - House - Semi-Detached**  
**No Onward Chain £130,000**

**Council Tax Band: C**  
**EPC Rating: D**  
**Tenure: Freehold**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS *Tees Valley*



## Ryehill Gardens, TS26 0JJ

**\*\* NO FORWARD CHAIN \*\*** A mature three bedroom semi detached house situated in a popular location off Hart Lane. Offering very spacious living accommodation and would make a great family home. Ryehill Gardens is situated off Hart Lane, being within walking distance of local schools and also on hand for local shopping facilities.

The accommodation briefly comprises: entrance hallway, lounge, dining room and kitchen. To the first floor there are three bedrooms, family bathroom and separate WC.

Externally, the front garden is enclosed and mainly laid to lawn. To the rear there is a large garden, again, mainly laid to lawn, with a sunny patio area and vegetable plot.

The property also benefits from a single garage which is located within a separate garage block.

Please contact Robinsons Tees Valley Hartlepool to arrange a viewing (in association with Smith & Friends).



### GROUND FLOOR

#### ENTRANCE HALL

#### LOUNGE

14'9 x 10'10 (4.50m x 3.30m)

uPVC double glazed window to front, radiator.

#### SECOND RECEPTION/DINING ROOM

11' x 10'7 (3.35m x 3.23m)

uPVC double glazed window to rear, radiator.

#### KITCHEN

10'1 x 7'9 (3.07m x 2.36m)

Wall, base and drawer units with matching worktops, inset sink and drainer, cooker point, plumbing for washing machine, space for fridge and freezer, large under stairs storage cupboard, uPVC double glazed window to rear, uPVC double glazed glass panelled door to rear.

### FIRST FLOOR LANDING

#### BEDROOM 1

11'10 x 10'10 (3.61m x 3.30m)

uPVC double glazed window to front, built-in wardrobes, radiator.

#### BEDROOM 2

10'9 x 8'8 (3.28m x 2.64m)

uPVC double glazed window to rear, radiator.

#### BEDROOM 3

11' x 9'2 (3.35m x 2.79m)

uPVC double glazed windows to front and side, radiator.

#### FAMILY BATHROOM

Panelled bath, separate corner shower cubicle, pedestal wash hand basin, radiator, uPVC double glazed window to rear.

#### SEPARATE TOILET

Low level WC.

#### EXTERNALLY

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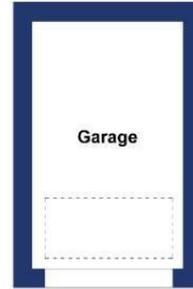
#### NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



# Ryehill Gardens

Approximate Gross Internal Area  
945 sq ft - 88 sq m  
(Excluding Garage)



GROUND FLOOR

FIRST FLOOR

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

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