



## Park Field Ryton

- Semi Detached House
- Two Bedrooms
- Ground Floor WC
- Front & Rear Gardens
- Driveway

**OIEO £ 145,000**



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ROOK  
MATTHEWS  
SAYER

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# 20 Park Field

Ryton, NE40 3RW

THIS IMMACULATE SEMI-DETACHED PROPERTY IS NOW AVAILABLE FOR SALE, BOASTING A FULLY REFURBISHED INTERIOR THAT IS SURE TO IMPRESS. IDEAL FOR COUPLES, THIS HOME FEATURES TWO DOUBLE BEDROOMS, BOTH WITH AMPLE STORAGE SPACE, AND A NEWLY REFURBISHED BATHROOM. THE PROPERTY INCLUDES A SPACIOUS RECEPTION ROOM WITH LARGE WINDOWS OFFERING PLENTY OF NATURAL LIGHT, CREATING A BRIGHT AND WELCOMING ATMOSPHERE. THE KITCHEN COMES WITH A UTILITY ROOM AND BENEFITS FROM NATURAL LIGHT, MAKING IT A PLEASANT SPACE FOR COOKING AND DINING, THERE IS ALSO A SEPARATE DOWNSTAIRS WC.

SITUATED IN A LOCATION WITH STRONG LOCAL AMENITIES AND A VIBRANT COMMUNITY, THIS HOME ALSO OFFERS A SOUTH-FACING GARDEN, PERFECT FOR RELAXING OUTDOORS. ADDITIONALLY, OFF-STREET PARKING IS AVAILABLE FOR ADDED CONVENIENCE. BEING SOLD WITH NO ONWARD CHAIN, THIS PROPERTY PRESENTS A FANTASTIC OPPORTUNITY FOR THOSE LOOKING FOR A MOVE-IN READY HOME WITH MODERN FINISHES. DON'T MISS OUT ON THE CHANCE TO MAKE THIS BEAUTIFULLY RENOVATED PROPERTY YOUR OWN.

The accommodation:

Entrance:  
Composite door to the front.

Lounge: 21'9" 6.63m max x 11'11" 3.63m max  
Two UPVC windows and radiator.

Kitchen: 11'5" 3.48m max x 8'2" 2.48m  
UPVC window, newly fitted with a range or matching wall and base units with work surfaces above incorporating sink and drainer, tiled splash backs, integrated gas hob, oven and extractor hood, plumbed for washing machine, cupboard and vertical radiator.

Utility Room:  
Composite door to the garden, fitted with tall units, plumbed for washing machine, plumbed for dishwasher and radiator.

WC:  
UPVC window, low level wc and radiator.

First Floor Landing:  
UPVC window and radiator.

Bedroom One: 12'1" 3.68m x 9'9" 2.97m  
UPVC window, storage and radiator.

Bedroom Two: 12'1" 3.68m x 9'10" 2.99m  
UPVC window, two storage cupboards, loft access and radiator.

Bathroom wc:  
UPVC window, bath, low level wc, wash hand basin, part tiled and heated towel rail.

Externally:  
There is a large south facing lawned garden to the rear with a patio area. To the front of the property there is a double driveway providing off street parking and a garden.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS  
Broadband: ADSL  
Mobile Signal Coverage Blackspot: NO  
Parking: DRIVEWAY

#### MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

#### COUNCIL TAX BAND: A

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

