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HERE TO GET *you* THERE



Woodbine Cottages

Ryton, NE40 3AW

Asking Price £145,000

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Hunters North Shields welcome to the sale market this charming stone-built terraced cottage situated in the charming village of Ryton - only 15 miles from the Centre of Newcastle, and convenient for the Metro Centre, Blaydon and many local amenities.

Externally the property benefits from a private parking area, providing hard standing for multiple vehicles and a generous gated garden laid to lawn.

Internally, the house has a large living room with wood-burner; separate fitted kitchen with a range of units and integrated fridge and freezer plus range cooker. To the first floor there are two double bedrooms, the master of which is substantial and provides hatch-access to the boarded loft space. The bathroom is modern with shower over the bath.

The property is currently tenanted, and is available with no onward chain and vacant possession.

Contact Hunters North Shields today to organise your viewing.







External

Foyer 3'2" x 5'5" (0.98 x 1.66)
Tiled entrance from front door with wall-mounted radiator. With stairs up to first floor and door to;

Living Room 15'1" x 15'3" (4.62 x 4.66)
Tiled and neutrally painted living/dining room with uPVC double glazed window to the front and feature log-burning stove. With door through to;

Kitchen 18'8" x 7'8" (5.7 x 2.36)
Shaker-style kitchen with granite countertops. With a primary "Belfast sink" and secondary sink by stove. Undercounter integrated washing machine, Fridge and Freezer. With door to Rear Lane.

Stairs
Stairs from foyer up to the first-floor landing

Landing 7'1" x 3'10" (2.16 x 1.19)
Providing access to all first floor rooms. With neutral painting and feature floorboards running throughout and into both bedrooms.

Bathroom 7'1" x 5'9" (2.16 x 1.77)
Tiled bathroom suite with Shower over Bath, Porcelain pedestal and Toilet. Frosted window to the rear.

Bedroom Two 11'3" x 9'10" (3.45 x 3.00)
Wood floored double Bedroom to rear of the property. Window to rear and covered radiator.

Bedroom One 15'3" x 12'0" (4.67 x 3.67)
Large Primary Bedroom with window over garden; over-stair storage cupboard and hatch to;

Loft
Carpeted loft space accessible via a ladder. With electricity and window to the front of the property. Currently being used as a home-office space.

Garden
Fenced private garden laid to lawn to the front of the property.

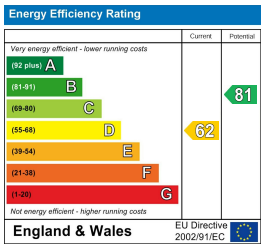
Parking Space
Paved off-street parking providing hard standing for 2 vehicles.

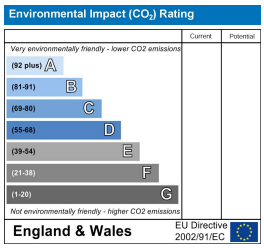
Area Map



Floor Plans

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Cobalt Business Exchange Cobalt Park Way, North Tyneside, NE28 9NZ
Tel: 0191 290 6000 Email: northshields@hunters.com https://www.hunters.com