

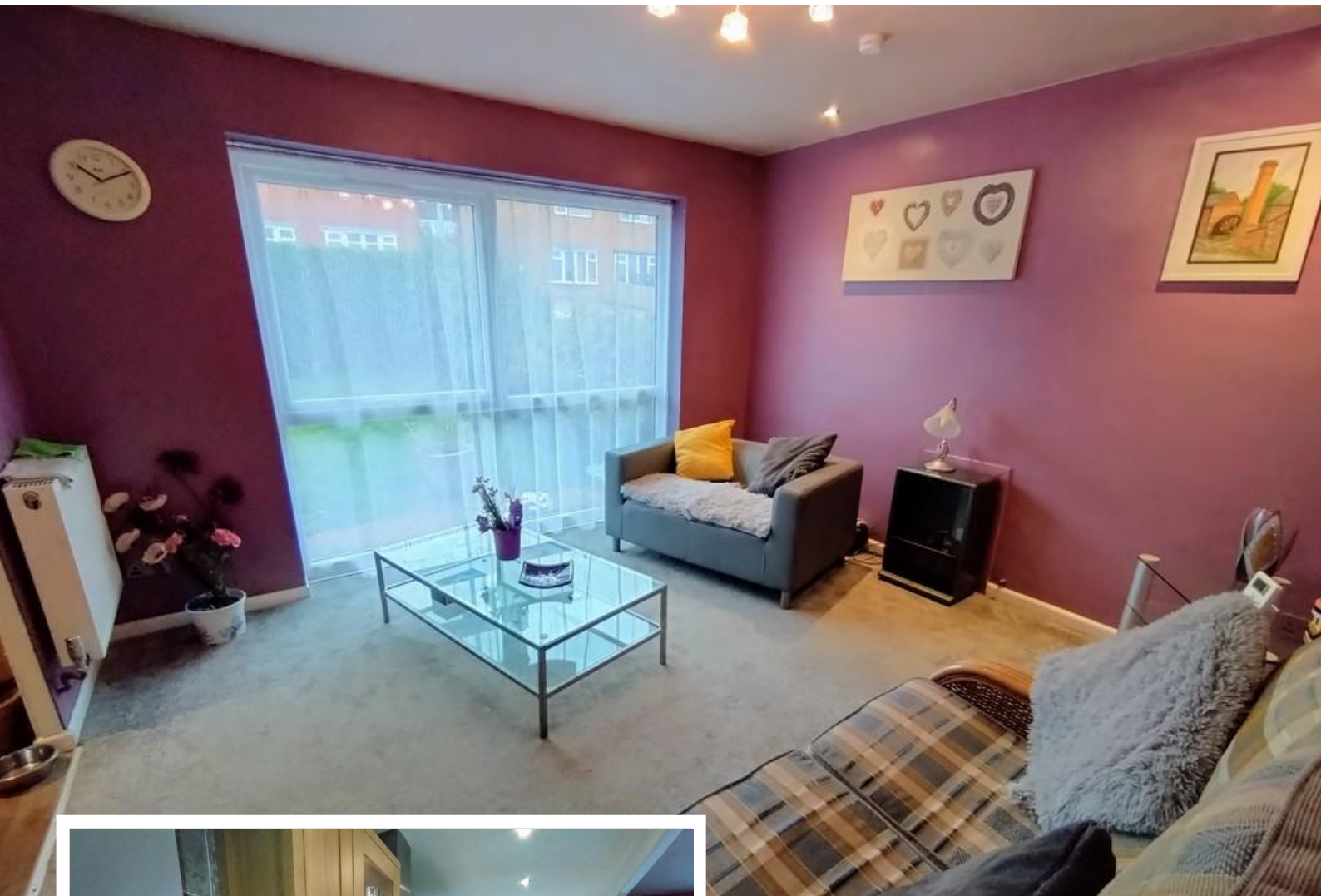


Ryebrook Grove
, ST6 6PX

- DETACHED BUNGALOW
- LANDSCAPED GARDENS
- OPEN PLAN LOUNGE/KITCHEN
- WELL PRESENTED
- HALL, TWO BEDROOMS
- NO CHAIN
- UPDATED BATHROOM
- UPVC D/G, GCH

£185,000





Property Description

INTRO

A well presented detached bungalow within a popular location, no chain comprising an appealing open plan layout, kitchen with an arch to the lounge, door to the hallway, two bedrooms, an updated bathroom with over shower. UPVC double glazing & gas central heating. Externally landscaped gardens to the front and rear with a far pleasant view to the rear. Access is easy to all amenities with road and rail links. Viewing essential. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav for postcode ST6 6PN and the property can be found on the right hand side.

ENTRANCE HALL

UPVC external access door, radiator. Boiler cupboard off.

KITCHEN

13' 2" x 5' 2" (4.01m x 1.57m)

Comprising a fitted kitchen with base and wall units,



worksurfaces, built in oven and hob, single drainer sink. Space for tall fridge freezer. Window to the front. Arch way to;

LOUNGE

12' 3" x 11' 3" (3.73m x 3.43m)

Window to the front, radiator. Door to the hallway.

BEDROOM ONE

10' 3" x 10' 6" (3.12m x 3.2m)

Window to the rear, radiator.

BEDROOM TWO

10' 3" x 7' (3.12m x 2.13m)

Window to the rear, radiator.



SHOWER ROOM

Comprising a panelled bath, over bath shower, low level W.C wash hand basin, window to the side, radiator, splash back tiling.

EXTERNALLY

A landscaped front garden, lawn shrub borders, a driveway provides parking spaces.

REAR GARDEN

A paved patio area leading to a tiered garden area, with shrubs etc, a pleasant outlook to the rear of the property.



VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk

FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.



Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.



VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

LOCAL AUTHORITY

Newcastle Borough Council.

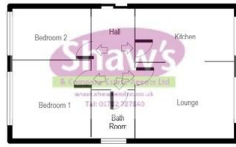


COUNCIL TAX BAND B

EPC RATING (PDF available online)

Current: Potential:





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only as a guide.
The plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.
The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements