



4 bed terraced house to buy in

Emmaville, Ryton, Tyne & Wear, NE40 3TR

£180,000

 x4  x1  x1

Tenure

Freehold

Garage parking

Property features

- ✓ End of Terrace Family Home
- ✓ 4 Good-Sized Bedrooms
- ✓ Garage
- ✓ Popular Residential Location

Key Information

- ✓ Council Tax: Band B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

Arrange a viewing

Lyndsay Greenwell
Senior Manager
Whickham

0191 477 5116
whickham@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

This four bedroom, stone-built, end of terrace, family home has been in the same family for three generations. It is situated in a popular residential area and has fantastic views across the Tyne Valley, towards Clara Vale.

The accommodation is offered with the benefits of gas fired central heating and double glazing and comprises: Entrance Hall, Lounge, Dining Room, Kitchen, Four Good Sized Bedrooms, Bathroom/WC, Gardens with Garage and Off-Street Parking to the rear and Additional Off-Street Parking.

Emmaville is a turning off Main Street in Barmoor and the local amenities in Crawcrook and Ryton are nearby. There are bus stops in Main Street with buses running between Newcastle, Hexham and Carlisle. There are local schools in Ryton and also a range of sporting facilities.

An early viewing is highly recommended to fully appreciate the size and location of this end of terrace family home.

Council Tax Band: B

Tenure: Freehold

Price: £180,000

Property Type: Terraced House

Parking: Garage

Construction materials: Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

Entrance Vestibule

UPVC double glazed front door with fanlight above, tiled floor.

Entrance Hallway

Part glazed door to the vestibule, radiator, dado rail.

Lounge

4.27m x 3.76m (14'0" x 12'4")

Double glazed window to the front, radiator, tiled fireplace, coving.



Dining Room

4.28m x 3.33m (14'0" x 10'11")

Double glazed window to the rear, radiator, tiled fireplace with multi-fuel stove, doors to the kitchen and rear hall.



Kitchen

3.34m x 1.52m (10'11" x 4'11")

Double glazed window overlooking the rear yard, range of fitted wall and base units, single drainer sink unit with mixer taps, tiled floor, electric cooker point.



Rear Hall

UPVC double glazed door to the rear, radiator, staircase to the first floor.

Bedroom 1

4.53m x 3.48m (14'10" x 11'5")

Double glazed window to the rear with views across the Tyne Valley, radiator, built-in storage cupboards.



Bedroom 2

4.44m x 2.22m (14'6" x 7'3")

Double glazed window to the front, radiator, built-in cupboard.



Bedroom 3

3.45m x 2.16m (11'3" x 7'1")

Double glazed window to the front, radiator.



Bedroom 4

3.01m x 2.59m (9'10" x 8'5")

Double glazed window to the front, radiator.



Bathroom/WC

2.74m x 2.02m (8'11" x 6'7")

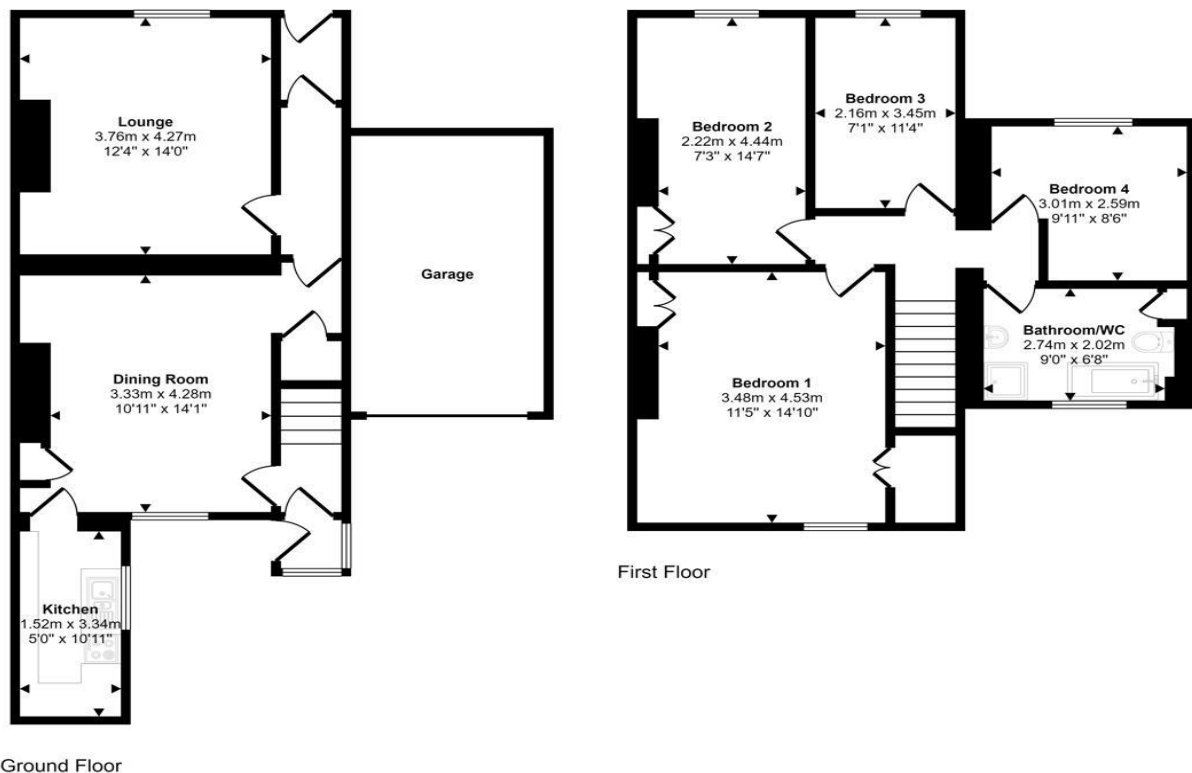
Double glazed window to the rear, radiator, built-in cupboard, panelled bath, shower cubicle, pedestal wash hand basin, tiled walls, low level wc.



External

The property has space to the front and rear. There is an enclosed garden to the front that is mainly laid to lawn with hedge and flower borders. To the rear of the property there are terrific views across the Tyne Valley, looking towards Clara Vale and a good sized rear yard with parking space available leading to the integral garage. There is a steel gate from the road. Across the road there is a lay by with additional parking space for a couple of cars, which comes with the property.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Emmaville, Ryton, Tyne & Wear, NE40 3TR

Contact your local branch today for more information on this property:

4 Fellside Road, Whickham, Newcastle Upon Tyne, Tyne & Wear, NE16 4JU, Tel: 0191 477 5116, whickham@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

