



3 Bedrooms

Introducing this charming and modern link detached bungalow nestled in a peaceful village setting. Boasting three bedrooms, this property offers a tranquil retreat for those seeking a quiet and well-maintained home. The spacious garden provides the perfect outdoor space for relaxation and entertaining, while the garage offers ample storage and parking solutions.

With a contemporary design and thoughtful layout, this property is sure to appeal to those looking for a comfortable and convenient living space. Don't miss out on the opportunity to make this beautiful bungalow your next home. Contact us today to arrange a viewing and discover all that this property has to offer. Viewings are strictly by appointment on Friday 4th and Sunday 13th September.

Orchard Court

Ryton, Tyne and Wear, NE40

Offers Over:

£275,000

EPC Rating: C



Entrance Porch

Hallway:

Storage cupboard, central heating radiator.

Living Room:

11'7" by 16'2" (3.53m by 4.93m)

Electric stove, central heating radiator, double glazed patio doors.

Dining Room:

10'5" by 12'9" (3.18m by 3.89m)

Laminate flooring, central heating radiator.

Kitchen:

9'7" by 8'4" (2.92m by 2.54m)

Fitted with a range of wall and base units with work surfaces over, integrated oven, hob and extractor hood, integrated fridge and freezer, central heating radiator, double glazed window.

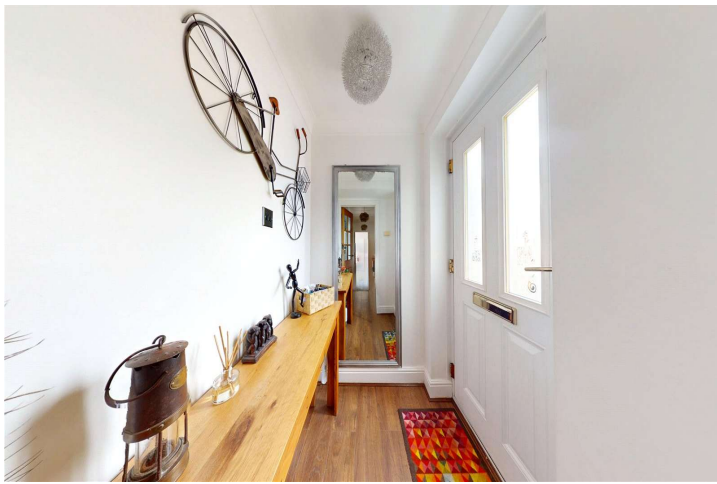
Utility Room:

7'9" by 8'4" (2.36m by 2.54m)

Plumbed for washing machine and space for tumble dryer, wall mounted central heating boiler, double glazed window, doors to garage and external.



For additional information and full photo gallery please visit www.redhotproperty.co.uk



Bedroom One:

11' by 12'1" (3.35m by 3.68m)

Fitted wardrobes, central heating radiator, double glazed window.

Bedroom Two:

9'3" by 12'1" (2.82m by 3.68m)

Storage cupboard, central heating radiator, double glazed window.

Bedroom Three:

7'3" by 8'5" (2.2m by 2.57m)

Central heating radiator, double glazed window.



Shower Room:

8'4" by 6'5" (2.54m by 1.96m)

Walk in shower, wash hand basin set to vanity unit, WC, heated towel radiator, fully tiled, double glazed window.

Front External:

Driveway parking leading to single garage, lawned gardens

Rear External:

Mature gardens with a patio seating area and a variety of well established plants and shrubs.



Disclaimer

Material Information:

The following informatin should be read and considered by any potential buyers prior to making transactional decision.

Services:

We are advised by the seller that the property has mains provided gas, electricity and water.

Parking Arrangements:

Driveway parking leading to a single garage.

Broadband Speed:

The maximum speed for broadband in this area is shown by imputing the postcode into an online speed checker.

Mobile Phone Signal:

No known issues at the property.

North East of England:

We operate in an ex-mining area. This property may hae been built on or near an ex-mining site.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For additional information and full photo gallery please visit

www.redhotproperty.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract