# LIME GROVE

## RYTON

livinglocal
welcoming you home

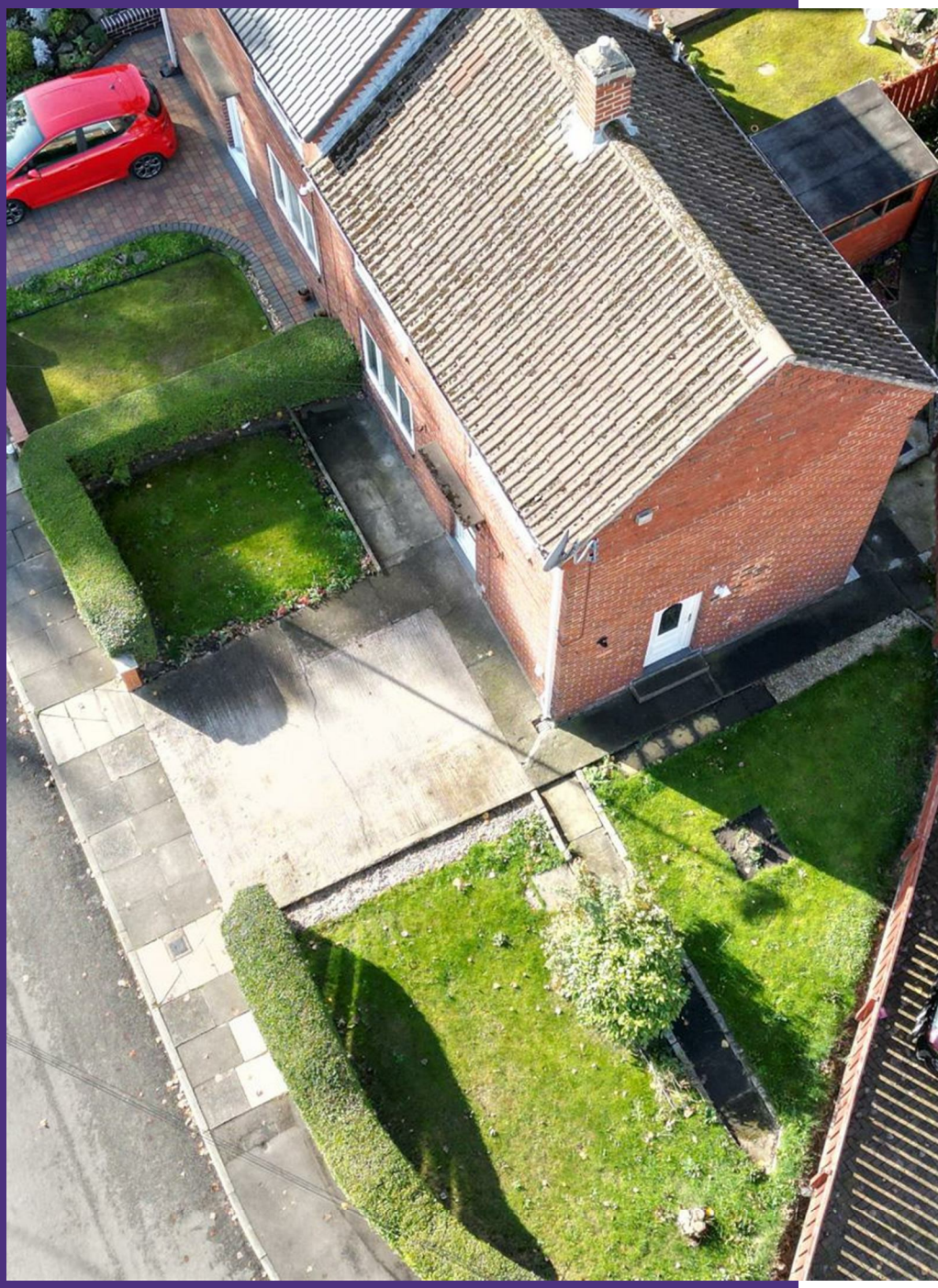


***CHAIN FREE*** This two-bedroom property offers an excellent opportunity for buyers looking to put their own stamp on a home. In need of updating, the property provides plenty of scope for modernisation and improvement to tailor it to your own taste.
The ground floor comprises of a lounge, kitchen and separate utility room. Upstairs, there are two bedrooms, a W/C and separate bathroom. Externally, the property benefits from a private driveway and gardens to the front, side and rear, providing valuable outdoor space and potential for landscaping. With its generous outside space, practical layout and scope for improvement, this property is ideal for buyers seeking a project or those looking to add value through modernisation.
EPC rating D.









- ***CHAIN FREE***
- Two Double Bedrooms
- Driveway
- Semi Detached Home
- Close to Ryton Village
- EPC Rating D













Lounge
15'9" x 11'1" Max
Feature fireplace

Kitchen
12'2" x 8'3" Max
Fitted with a range of wall and base units and space for white goods.

Utility Room
7'9" x 7'1"
Space for freestanding appliances

Bedroom 1
12'3" x 11'1" Max

Bedroom 2
11'11" x 8'6" Max

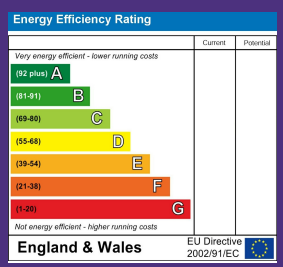
W/C
5'6" x 3'3"
W/C

Bathroom
6'1" x 5'6"
Hand basin and bath with shower over

Externally
Driveway and off street parking available.
Small lawned area to front garden, lawned side garden and rear yard.

Additional Information
Council tax band: A EPC Rating D.
We understand this property is freehold.
Mobile phone coverage and broadband availability: https://checker.ofcom.org.uk/
Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

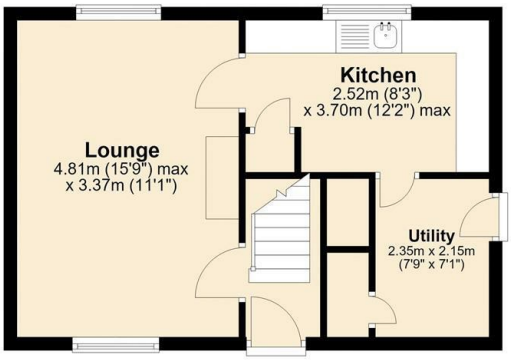
Important note to purchasers
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.




Asking Price £135,000

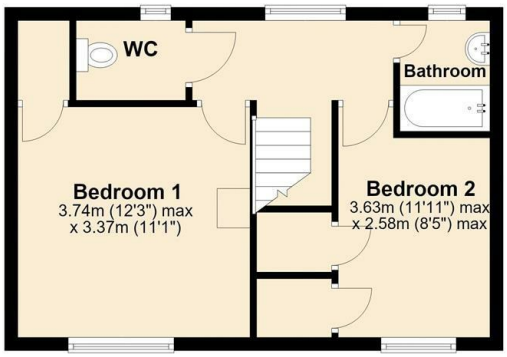
## Ground Floor

Approx. 36.2 sq. metres (389.4 sq. feet)




## First Floor

Approx. 34.5 sq. metres (371.4 sq. feet)




Total area: approx. 70.7 sq. metres (760.9 sq. feet)

Disclaimer

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Alto, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Alto have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.




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