



North View

Ryton

- End Terrace House
- Two Bedrooms
- Front Garden
- Rear Yard
- No Onward Chain

£ 150,000



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ROOK
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SAYER

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2 North View

Ryton, NE40 3BG

PROPERTY DESCRIPTION

The accommodation:

Entrance:
UPVC door to the front and electric heater.

Lounge: 18'7" 5.66m max x 13'10" 4.22m plus bay
UPVC window, electric fire with surround and radiator.

Kitchen: 18'5" 5.61m x 7'10" 2.39m
Three UPVC windows, UPVC door to the rear, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit and drainer, range style cooker, plumbed for washing machine and electric heater.

First Floor Landing:

Bedroom One: 17'0" 5.18m max x 10'7" 3.22m
UPVC window, storage and radiator.

Bedroom Two: 12'5" 3.78m x 8'5" 2.57m
UPVC window and radiator.

Bathroom:
UPVC window, bath with shower, low level wc, wash hand basin, storage, fully tiled and heated towel rail.

Loft Room: 17'4" 5.28m max x 10'11" 3.33m
Via spiral staircase, three skylights and eaves storage.

Externally:
Front garden and rear yard.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: UNKNOWN
Mobile Signal Coverage Blackspot: NO
Parking: STREET PARKING

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B

EPC RATING: D"A to G"

RY00007065.VS.EW.28.02.2025.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

