



## Tower Gardens Ryton

- Semi Detached House
- Two Bedrooms
- Driveway
- Gardens
- No Onward Chain

**OIEO £ 140,000**



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ROOK  
MATTHEWS  
SAYER

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# 28 Tower Gardens

Ryton, NE40 3RR

INTRODUCING THIS CHARMING SEMI-DETACHED HOUSE, CURRENTLY LISTED FOR SALE, PRESENTED IN GOOD CONDITION, AND CONVENIENTLY LOCATED NEAR LOCAL AMENITIES AND BEAUTIFUL PARKS. THIS PROPERTY IS AN EXCELLENT OPPORTUNITY FOR FIRST-TIME BUYERS SEEKING TO STEP ONTO THE PROPERTY LADDER.

AS YOU ENTER THE PROPERTY, YOU ARE WELCOMED BY A RECEPTION ROOM BATHED IN NATURAL LIGHT STREAMING THROUGH THE LARGE WINDOWS. THIS ROOM PROVIDES A GENEROUS SPACE FOR BOTH RELAXATION AND ENTERTAINMENT, IDEAL FOR HOSTING GUESTS OR ENJOYING QUIET EVENINGS IN.

THE PROPERTY BOASTS A RECENTLY UPDATED KITCHEN, OUTFITTED WITH MODERN FIXTURES. THIS KITCHEN PROVIDES AMPLE SPACE FOR COOKING, MAKING IT A DELIGHTFUL AREA FOR PREPARING MEALS AND ENTERTAINING.

THE HOUSE FEATURES TWO DOUBLE BEDROOMS, PROVIDING PLENTY OF SPACE FOR REST AND RELAXATION. EACH ROOM IS BEAUTIFULLY PRESENTED, OFFERING A CALM AND SERENE ENVIRONMENT IDEAL FOR A GOOD NIGHT'S SLEEP.

ADDITIONALLY, THE PROPERTY INCLUDES A NEWLY FITTED BATHROOM, COMPLETE WITH HIGH-QUALITY FIXTURES AND FITTINGS. THE BATHROOM'S CONTEMPORARY DESIGN AND FUNCTIONAL LAYOUT OFFER A COMFORTABLE SPACE FOR DAILY ROUTINES.

THIS DELIGHTFUL SEMI-DETACHED HOUSE, WITH ITS GOOD CONDITION AND CONVENIENT LOCATION, IS A FANTASTIC OPPORTUNITY FOR FIRST-TIME BUYERS TO ACQUIRE A BEAUTIFUL HOME. ITS PROXIMITY TO LOCAL AMENITIES AND PARKS OFFERS THE PERFECT BLEND OF CONVENIENCE AND TRANQUILLITY. DON'T MISS OUT ON THIS UNIQUE OPPORTUNITY TO OWN A HOUSE THAT COMBINES COMFORT, FUNCTIONALITY, AND LOCATION IN ONE PACKAGE.

The accommodation:

Entrance:

UPVC door to the front and radiator.

Lounge: 14'2" 4.32m x 11'6" 3.51m max

UPVC window and radiator.

Kitchen: 12'0" 3.66m x 7'3" 2.21m

Two UPVC windows, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit and drainer, integrated gas hob, electric oven, plumbed for washing machine and radiator.

Rear Porch:

UPVC door to the garden and storage.

First Floor Landing:

UPVC window.

Bedroom One: 14'7" 4.45m max x 11'7" 3.53m

UPVC window and radiator.

Bedroom Two: 9'11" 3.02m x 9'11" 3.02m

UPVC window and radiator.

Bathroom:

Newly fitted. UPVC window, bath with shower, low level wc, wash hand basin, fully tiled and radiator.

Externally:

To the rear of the property there is a south facing enclosed lawned garden. To the front there is a garden laid to lawn with a driveway providing off street parking.

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: UNKNOWN

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

## 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: A

EPC RATING: C

RY00007098.TF.EW.19.04.2025.V.2.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	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

