



## Tyne Gardens

Ryton

- Semi Detached House
- Two Bedrooms
- Breakfasting Kitchen
- Gardens
- Street Parking

**OIEO £ 110,000**



0191 413 1313  
2 Grange Road, Ryton, NE40 3LT

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[ryton@rmsestateagents.co.uk](mailto:ryton@rmsestateagents.co.uk)



# 17 Tyne Gardens

Ryton, NE40 3DR

WELCOME TO THIS CHARMING SEMI-DETACHED HOUSE, A PROPERTY THAT IS CURRENTLY LISTED FOR SALE. THIS DELIGHTFUL RESIDENCE IS IN GOOD CONDITION AND READY TO WELCOME ITS NEW OWNERS, IDEALLY SUITED FOR FIRST-TIME BUYERS. THE HOUSE OFFERS AMPLE SPACE WITH TWO DOUBLE BEDROOMS, MAKING IT PERFECT FOR A SMALL FAMILY OR A COUPLE SEEKING A SPACIOUS LIVING ARRANGEMENT.

THE HOUSE BOASTS A WELL-CONFIGURED RECEPTION ROOM FEATURING LARGE WINDOWS THAT FLOOD THE ROOM WITH NATURAL LIGHT, CREATING A WARM AND INVITING ATMOSPHERE. THIS ROOM OFFERS PLENTY OF SPACE FOR RELAXING OR ENTERTAINING GUESTS.

COOKING ENTHUSIASTS WILL APPRECIATE THE WELL-EQUIPPED KITCHEN, WHICH ALSO HAS A DEDICATED DINING SPACE. THIS AREA IS PERFECT FOR ENJOYING MEALS WITH FAMILY OR HOSTING INTIMATE DINNER PARTIES.

THE PROPERTY FEATURES A BATHROOM WITH A PRACTICAL AND CONVENIENT SHOWER OVER BATH SETUP. THIS DESIGN ENSURES THAT YOU HAVE THE FLEXIBILITY TO INDULGE IN A RELAXING SOAK OR A QUICK SHOWER AS PER YOUR PREFERENCE.

THE PROPERTY BENEFITS FROM A LARGE GARDEN, OFFERING A WONDERFUL OPPORTUNITY FOR THOSE WITH A GREEN THUMB OR THOSE WHO SIMPLY ENJOY OUTDOOR LIVING. THE GARDEN ALSO PROVIDES A SAFE AND SECURE ENVIRONMENT FOR CHILDREN TO PLAY.

THE LOCATION OF THIS PROPERTY IS A KEY HIGHLIGHT. IT IS CONVENIENTLY SITUATED WITH GOOD LINKS TO PUBLIC TRANSPORT AND IS IN CLOSE PROXIMITY TO NEARBY PARKS, PROVIDING A PERFECT BALANCE OF CITY LIVING AND GREEN SPACES.

The accommodation:

Entrance:

UPVC door to the front, stairs to first floor and radiator.

Lounge: 14'1" 4.29m x 11'3" 3.43m into alcoves

UPVC window, electric fire with surround and radiator.

Breakfasting Kitchen: 11'8" 3.56m x 7'3" 2.21m

Two UPVC windows, UPVC external door to the side, fitted with a range of matching wall and base units with work surfaces above incorporating sink and drainer, tiled splash backs, space for gas cooker, extractor hood, plumbed for washing machine, storage cupboard and radiator.

First Floor Landing:

UPVC window.

Bedroom One: 11'6" 3.51m x 11'4" 3.45m into alcoves

UPVC window, double door to built-in wardrobes, decorative fireplace surround and radiator.

Bedroom Two: 10'0" 3.05m x 8'7" 2.62m

UPVC window and radiator.

Bathroom:

UPVC window, bath with shower over, low level wc, wash hand basin with vanity cupboard, fully tiled and radiator.

Externally:

There is a garden to the front with mature trees and hedges. There is side pathway access leading to the rear garden with a paved patio area and a garden shed.

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET

## 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: TBC

RY00007060.VS.EW.03.04.2025.V.1.



EPC WILL GO HERE

**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

