



Tower Gardens

Ryton

- Semi Detached House
- Four Bedrooms
- Two Reception Rooms
- Rear Garden & Driveway
- No Onward Chain

OIEO £ 190,000



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

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
ryton@rmsestateagents.co.uk

50 Tower Gardens

Ryton, NE40 3RR

THIS SEMI-DETACHED HOUSE IS A PRIME PROPERTY AVAILABLE FOR SALE, LOCATED WITHIN EASY REACH OF PUBLIC TRANSPORT LINKS AND LOCAL AMENITIES. THE PROPERTY IS ENDOWED WITH A NUMBER OF ATTRACTIVE FEATURES THAT MAKE FOR COMFORTABLE AND CONVENIENT LIVING.

IT BOASTS 4 SPACIOUS DOUBLE BEDROOMS, WITH THE FIRST BEDROOM FEATURING BUILT-IN WARDROBES FOR AMPLE STORAGE, AND THE THIRD BEDROOM HAVING THE ADDED LUXURY OF AN EN-SUITE. THE PROPERTY HOSTS A FAMILY BATHROOM, COMPLEMENTED BY A SHOWER OVER THE BATH FOR THE BEST OF BOTH WORLDS.

THE PROPERTY IS ALSO EQUIPPED WITH A WELL-LIT KITCHEN THAT BENEFITS FROM AN INTEGRATED DISHWASHER, MAKING MEAL PREPARATION A BREEZE. THERE ARE TWO RECEPTION ROOMS, BOTH WITH STUNNING WOOD FLOORING, AND THE FIRST BOASTING LARGE WINDOWS THAT FLOOD THE ROOM WITH LIGHT. THE SECOND RECEPTION ROOM HAS THE ADDED BENEFIT OF PROVIDING ACCESS TO THE PEACEFUL AND PRIVATE REAR ENCLOSED GARDEN, PRESENTING A PERFECT SPACE FOR RELAXATION OR ENTERTAINING.

FURTHER ADVANTAGES INCLUDE A DRIVEWAY OFFERING OFF-STREET PARKING, ADDITIONAL STORAGE FACILITIES, AND THE PROPERTY COMES WITH THE ADDED BENEFIT OF NO ONWARD CHAIN, PROVIDING A HASSLE-FREE MOVE FOR NEW OWNERS.

THE HOUSE IS IDEAL FOR FAMILIES, OFFERING A GENEROUS AMOUNT OF SPACE AND A PRACTICAL LAYOUT THAT CAN ADAPT TO VARIOUS LIFESTYLE NEEDS. THIS PROPERTY TRULY OFFERS AN OPPORTUNITY TO CREATE A DELIGHTFUL FAMILY HOME IN A CONVENIENT LOCATION.

Entrance:

UPVC door to the front and radiator.

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

UPVC window to the front, solid wood flooring and radiator.

Kitchen: 14'7" 4.45m x 7'2" 2.18m

UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating double sink unit, integrated hob, oven and grill integrated dishwasher, plumbed for washing machine, tiled floor and storage under stairs.

Dining Room: 16'0" 4.88m x 11'4" 3.45m

UPVC French doors to the rear, storage and radiator.

First Floor Landing:

Bedroom One: 11'9" 3.58m x 11'8" 3.56m into alcove

UPVC window, built in storage and radiator.

Bedroom Two: 11'5" 3.48m x 11'5" 3.48m

UPVC window and radiator.

Bedroom Three: 10'1" 3.07m x 7'8" 2.33m

UPVC window and radiator.

En Suite:

Shower, low level wc and vanity wash hand basin.

Bedroom Four: 9'11" 3.02m x 8'10" 2.69m

UPVC window and radiator.

Bathroom:

UPVC window, bath with shower over, low level wc, vanity wash hand basin, part tiled and heated towel rail.

Externally:

There is a driveway to the front providing off street parking and an enclosed rear garden.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

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

RY00006991.V5.EW.01.07.2025.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 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

