



Tweedy Buildings

Ryton

- Mid Terrace House
- Two Bedrooms
- Utility Room
- Rear Yard/Parking
- No Onward Chain

Auction Guide **£ 110,000+**



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

ROOK
MATTHEWS
SAYER

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

6 Tweedy Buildings

Ryton, NE40 3BS

WE ARE DELIGHTED TO PRESENT THIS CHARMING, STONE-BUILT, TERRACED HOUSE FOR SALE. IT COMES IN A GOOD CONDITION AND BRIMS WITH PERIOD FEATURES, ADDING A TOUCH OF HISTORY AND CHARACTER TO THIS COSY HOME. THE PROPERTY IS TASTEFULLY ARRANGED OFFERING A COMFORTABLE AND WELL-THOUGHT-OUT LAYOUT.

THE HOUSE COMPRISES TWO WELL-PROPORTIONED BEDROOMS, A SINGLE BATHROOM, AND ONE RECEPTION ROOM, PROVIDING AMPLE SPACE FOR RELAXATION AND ENTERTAINING. THE RECEPTION ROOM IS SPACIOUS, WITH PLENTY OF ROOM FOR BOTH DINING AND SITTING AREAS. IN ADDITION, THE PROPERTY BOASTS A FULLY EQUIPPED KITCHEN, READY TO HANDLE EVERY CULINARY NEED.

ONE OF THE STANDOUT FEATURES OF THIS TERRACED HOUSE IS THE ABSENCE OF ANY ONWARD CHAIN, MAKING THE BUYING PROCESS POTENTIALLY SMOOTHER AND QUICKER. THE EXTERIOR OF THE PROPERTY IS JUST AS DELIGHTFUL AS THE INTERIOR, WITH A SIZEABLE REAR YARD PERFECT FOR OUTDOOR GET-TOGETHERS, AND A FRONT GARDEN THAT ADDS TO THE OVERALL CHARM OF THE PROPERTY.

THIS HOUSE IS A PERFECT BLEND OF THE OLD AND THE NEW, WHERE PERIOD FEATURES MEET MODERN COMFORTS, RESULTING IN A UNIQUE, WARM AND WELCOMING HOME. ITS STONE CONSTRUCTION ENHANCES ITS TRADITIONAL APPEAL AND PROMISES DURABILITY.

IN CONCLUSION, THIS TWO-BEDROOM, TERRACED HOUSE IS A WONDERFUL OPPORTUNITY FOR THOSE LOOKING FOR A HOME FILLED WITH CHARACTER AND CHARM. WITH ITS GOOD CONDITION, PERIOD FEATURES, NO ONWARD CHAIN, AND OUTDOOR SPACES, IT IS TRULY A PROPERTY THAT DESERVES CONSIDERATION. WE INVITE YOU TO ARRANGE A VIEWING TO FULLY APPRECIATE WHAT THIS HOME HAS TO OFFER.

Entrance:

UPVC door to the front and radiator.

Lounge: 13'11" 424m x 11'9" 3.58m into alcove

UPVC window, fire with surround, under stairs storage, solid wood flooring and radiator.

Kitchen Diner: 13'4" 406m x 9'11" 3.02m

UPVC window, stable door to the rear porch, fitted with a range of matching wall and base units with work surfaces above incorporating Belfast sink, range style cooker, Inglenook, tiled floor and radiator.

Rear Porch:

UPVC French doors and storage.

First Floor Landing:

Bedroom One: 12'1" 3.68m max x 11'9" 3.58m into alcove

UPVC window, storage, solid wood flooring and radiator.

Bedroom Two: 11'10" 3.61m 8'9" 2.67m

UPVC window, fireplace, storage and radiator.

Bathroom wc:

UPVC window, bath, shower, low level wc, wash hand basin, exposed brick and radiator.

Externally:

There is a garden to the front and a rear yard.

Agents Note:

'The sale of this Property will be subject to Grant of Letters of Administration from the Probate Registry. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their Conveyancer.'

N.B. The seller has advised us that the windows and external doors are newly fitted and there is new block paving to the front and they both have guarantees.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: OFF 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: C

RY00007109.VS.EW.21.05.2025.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	73 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

