



Tweedy Buildings

Ryton

- Mid Terrace House
- Two Bedrooms
- Kitchen Diner
- Rear Courtyard Garden
- Viewing Advised

OIEO £ 160,000



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20 Tweedy Buildings

Ryton, NE40 3BS

ARE YOU A FIRST TIME BUYER OR A COUPLE LOOKING FOR YOUR CHARMING NEW HOME? AN IMMACULATE TERRACED HOUSE AWAITS YOU IN ONE OF THE MOST SOUGHT AFTER LOCATIONS, CONVENIENTLY SITUATED NEAR KEY TRANSPORT LINKS AND LOCAL AMENITIES. SHOWCASING ORIGINAL PERIOD FEATURES, THIS PROPERTY PROVIDES A UNIQUE CHARACTER DRIPPING WITH HISTORIC CHARM.

THIS DELIGHTFUL HOME BOASTS TWO BEDROOMS, ONE WHICH IS A GOOD SIZED SINGLE ROOM AND THE OTHER A GENEROUS DOUBLE WHICH FEATURES AN EXPOSED BRICKWORK ACCENT WALL OFFERING A TOUCH OF CHARACTER AND PLENTY OF STORAGE SPACE. YOU WILL ALSO FIND A CHARMING BATHROOM GRACED WITH A LUXURIOUS RAIN SHOWER AND A HEATED TOWEL RAIL, INVITING YOU FOR A RELAXING SOAK AFTER A LONG DAY.

THE HEART OF THE HOME IS THE BEAUTIFULLY DESIGNED OPEN-PLAN KITCHEN, BURSTLING WITH NATURAL LIGHT AND EQUIPPED WITH SPACE FOR DINING. DON'T MISS THE SPLENDID FEATURE OF AN INGLENOK, ADDING AN ELEMENT OF QUIANT COUNTRY LIVING TO THE SPACE.

THE RECEPTION ROOM IS STRUCTURED WITH LARGE WINDOWS LETTING IN AN ABUNDANCE OF DAYLIGHT AND A COZY FIREPLACE SETTING THE SCENE FOR SOME DELIGHTFUL EVENINGS.

OUTSIDE, THE PROPERTY OFFERS A SECLUDED COURTYARD GARDEN TO ENJOY THOSE SUNNY AFTERNOONS OR AL FRESCO DINING. THIS HOUSE ALSO BENEFITS FROM ON-STREET PARKING, MAKING IT CONVENIENT FOR THOSE WHO OWN A CAR.

WORTHY OF YOUR IMMEDIATE ATTENTION, THIS TERRACED HOUSE WILL ALLOW YOU TO EXPERIENCE THE IDEAL OF UK LIVING – DON'T MISS OUT ON THIS GEM. STEP INTO A COSY LIVING EXPERIENCE WITH A BLEND OF HISTORIC CHARM AND MODERN AMENITIES.

The accommodation:

Entrance:

Composite door to the front and radiator.

Lounge: 12'8" 3.86m x 11'5" 3.48m into alcove

UPVC bow window to the front, Inglenook with log burner style gas fire and radiator.

Kitchen Diner: 18'7" 5.66m x 14'10" 4.52m

UPVC window and door, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit with drainer, integrated gas hob, electric oven, fridge and freezer, plumbed for washing machine, dining space, under stair storage and radiator.

First Floor Landing:

Bedroom One: 12'8" 3.86m x 11'5" 3.48m into alcove

UPVC window, exposed brick chimney breast, built in storage, solid wood floor and radiator.

Bedroom Two: 10'1" 3.07m x 8'3" 2.52m into alcove

UPVC window and radiator.

Bathroom wc:

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

Externally:

To the rear of the property there is a west facing courtyard garden.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ON 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

RY00007181 DETAILS V1.VS.EW.11.07.2025.V.2.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 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

