



Runhead Estate

Ryton

- Semi Detached House
- Three Bedrooms
- Ground Floor Wet Room
- Upstairs Family Bathroom
- Driveway & Gardens

OIEO £ 170,000



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ROOK
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28 Runhead Estate

Ryton, NE40 3HS

PRESENTING AN IMMACULATE SEMI-DETACHED HOME, OFFERED FOR SALE AND IDEALLY SUITED TO FIRST-TIME BUYERS AND FAMILIES. THE PROPERTY IS LOCATED IN A SOUGHT-AFTER AREA WITH CONVENIENT ACCESS TO PUBLIC TRANSPORT LINKS AND LOCAL AMENITIES.

UPON ENTERING, YOU ARE WELCOMED BY A BRIGHT RECEPTION ROOM FEATURING LARGE WINDOWS THAT ALLOW NATURAL LIGHT TO FLOOD THE SPACE. THE KITCHEN IS THOUGHTFULLY DESIGNED WITH WOOD COUNTERTOPS, AMPLE DINING SPACE, AND A PRACTICAL UTILITY ROOM. IT ALSO BOASTS DIRECT ACCESS TO THE WEST-FACING GARDEN, ENHANCING THE INDOOR-OUTDOOR FLOW AND MAKING IT PERFECT FOR ENTERTAINING OR RELAXING.

UPSTAIRS, THE PROPERTY PROVIDES THREE BEDROOMS: TWO DOUBLES, OFFERING GENEROUS ACCOMMODATION, AND ONE SINGLE, IDEAL FOR A CHILD'S ROOM OR HOME OFFICE. THERE ARE TWO BATHROOMS, INCLUDING A NEWLY FITTED BATH WITH A RAIN SHOWER FOR A CONTEMPORARY TOUCH AND COMFORT, AS WELL AS A DOWNSTAIRS WET ROOM FOR ADDED CONVENIENCE.

THE EXTERIOR OF THE PROPERTY FEATURES AN ATTRACTIVE FRONT GARDEN AND OFF-STREET PARKING FOR ADDITIONAL PRACTICALITY. TO THE REAR, THE WEST-FACING GARDEN INCLUDES A LAWN, DECKING, A STORAGE SHED, AND A WORKSHOP, CATERING TO A VARIETY OF HOBBIES AND OUTDOOR ACTIVITIES.

THIS SEMI-DETACHED PROPERTY COMBINES IMMACULATE PRESENTATION WITH PRACTICAL FEATURES, MAKING IT A SUPERB CHOICE FOR THOSE SEEKING A COMFORTABLE AND STYLISH HOME READY TO MOVE INTO. EARLY VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE ALL THIS PROPERTY HAS TO OFFER.

Entrance:

Composite door to the front, UPVC window and radiator.

Lounge: 13'2" x 11'10" 3.61m

UPVC window and radiator.

Kitchen Diner: 18'7" x 8'10" 2.69m

UPVC window, UPVC French doors, fitted with a range of matching wall and base units with wooden work surfaces above incorporating Belfast sink unit, induction hob, electric oven and radiator.

Utility Room:

UPVC door to the front, UPVC window, fitted with a range of base units and radiator.

Wet Room:

UPVC window, wet room, underfloor heating, low level wc, wash hand basin, fully tiled and heated towel rail.

First Floor Landing:

UPVC window and loft access.

Bedroom One: 13'2" x 4.01m into alcove x 9'4" 2.84m

UPVC window and radiator.

Bedroom Two: 10'10" x 3.30m x 10'8" 3.25m

UPVC window and radiator.

Bedroom Three: 9'0" x 2.74m max x 8'11" 2.72m max

UPVC window and radiator.

Bathroom:

UPVC window, newly fitted bath with shower, low level wc, vanity wash hand basin and heated towel rail.

Externally:

To the rear of the property there is an enclosed lawned garden with decking, shed and workshop. To the front there is a garden with a driveway providing off street parking.

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: D

RY00007284.VS.EW.29.09.2025.V2.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 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

