



Wagtail Gardens Ryton

- End Terrace House
- Two Bedrooms
- En Suite to Master
- Double Driveway
- Rear Garden

OIEO £ 210,000



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ROOK
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22 Wagtail Gardens

Ryton, NE40 3FG

PRESENTING THIS IMMACULATE END TERRACED HOUSE FOR SALE, IDEALLY SITUATED IN A SOUGHT-AFTER LOCATION WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES. PERFECT FOR FIRST TIME BUYERS, THIS MODERN PROPERTY OFFERS A COMFORTABLE AND WELCOMING LIVING ENVIRONMENT.

ON ENTERING THE HOME, YOU WILL FIND A SPACIOUS RECEPTION ROOM, FEATURING LARGE WINDOWS THAT ALLOW NATURAL LIGHT TO FLOW THROUGHOUT, CREATING A BRIGHT AND INVITING SPACE FOR RELAXATION OR ENTERTAINING GUESTS. THE CONTEMPORARY KITCHEN IS WELL-APPOINTED, OFFERING INTEGRATED APPLIANCES AND AMPLE DINING SPACE, WITH NATURAL LIGHT ENHANCING THE ROOM'S APPEAL. FROM THE KITCHEN, THERE IS DIRECT ACCESS TO THE REAR GARDEN, MAKING OUTDOOR DINING AND ENTERTAINING CONVENIENT. THE GARDEN IS ENCLOSED, ENSURING PRIVACY, AND FEATURES A DECKING AREA, IDEAL FOR ENJOYING THE OUTDOORS.

THE HOUSE COMPRISES TWO DOUBLE BEDROOMS. THE PRIMARY BEDROOM INCLUDES THE ADDED BENEFIT OF AN EN-SUITE SHOWER ROOM AND BUILT-IN WARDROBES, PROVIDING PRACTICAL STORAGE AND COMFORT. THE SECOND BEDROOM ALSO OFFERS GENEROUS SPACE, SUITABLE FOR GUESTS OR FAMILY. THERE IS ALSO A CONVENIENT DOWNSTAIRS WC.

A DOUBLE DRIVEWAY TO THE FRONT ENSURES PRACTICAL OFF-ROAD PARKING FOR MULTIPLE VEHICLES. WITH ITS MODERN AND IMMACULATE CONDITION, THIS PROPERTY PROVIDES AN EXCELLENT OPPORTUNITY FOR THOSE LOOKING TO MOVE STRAIGHT INTO A WELL-MAINTAINED HOME. SET IN A DESIRABLE AREA, CLOSE TO ESSENTIAL FACILITIES, THIS END TERRACED HOUSE BALANCES COMFORT AND ACCESSIBILITY, MAKING IT AN ATTRACTIVE OPTION FOR A VARIETY OF BUYERS, PARTICULARLY THOSE MAKING THEIR FIRST STEP ONTO THE PROPERTY LADDER. EARLY VIEWING IS RECOMMENDED TO FULLY APPRECIATE ALL THAT THIS PROPERTY HAS TO OFFER.

Entrance:

Composite door to the front and small cupboard.

Lounge: 13'2" 4.01m x 12'0" 3.66m

UPVC window and radiator.

Kitchen: 15'4" 4.67m x 9'4" 2.84m

UPVC French doors, UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit, electric oven and grill, gas hob, integrated fridge freezer, washing machine and dishwasher, storage cupboard.

WC:

Low level wc, wash hand basin and radiator.

First Floor Landing:

Radiator.

Bedroom One: 11'9" 3.58m pls radiator x 9'7" 2.92m plus robes

UPVC windows, fitted wardrobes and radiator.

En Suite:

UPVC window, shower, low level wc and wash hand basin.

Bedroom Two: 15'5" 4.70m x 8'2" 2.48m

UPVC window and radiator.

Bathroom:

Bath, low level wc, wash hand basin, part tiled and radiator.

Externally:

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

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: B

EPC RATING: B

RY00007274.VS.EW.08.09.2025.V.2.



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	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

