



## Wallace Terrace

### Ryton

This stunning period terraced house, perfectly situated in a sought after location with excellent public transport links, nearby schools, and a host of local amenities close by—ideal for families seeking space and convenience.

The property features two generously sized reception rooms, each retaining original period features. The first reception room boasts an inviting open fire and enjoys peaceful garden views, while the second offers its own distinctive fireplace, creating warm and welcoming spaces for relaxation and entertaining.

The kitchen is fitted with a substantial kitchen island, granite countertops, and a range style cooker, providing ample room for meal preparation and family gatherings. Adjacent is a convenient utility room and a downstairs WC for added practicality.

Five bedrooms offer flexible accommodation options. The first boasts double proportions, built-in wardrobes, and an abundance of natural light. The second double bedroom enjoys an en-suite bathroom complete with a traditional roll top bath, enhancing comfort and privacy. Further accommodations include a single bedroom and two additional double bedrooms.

The main family bathroom is exceptionally spacious, featuring a free-standing bath and a large shower cubicle, while a second bathroom, thoughtfully positioned on the second floor, adds further convenience.

Externally, the home offers attractive kerb appeal with a front garden, while the large rear garden stands out with its pizza oven—perfect for outdoor entertaining. The inclusion of a double garage provides valuable secure parking and additional storage.

An excellent opportunity to live in a desirable area with abundant family-friendly features.

## Offers In Excess Of: **£525,000**

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# 9 Wallace Terrace Ryton, NE40 3PL

THIS STUNNING PERIOD TERRACED HOUSE, PERFECTLY SITUATED IN A SOUGHT AFTER LOCATION WITH EXCELLENT PUBLIC TRANSPORT LINKS, NEARBY SCHOOLS, AND A HOST OF LOCAL AMENITIES CLOSE BY—IDEAL FOR FAMILIES SEEKING SPACE AND CONVENIENCE.

THE PROPERTY FEATURES TWO GENEROUSLY SIZED RECEPTION ROOMS, EACH RETAINING ORIGINAL PERIOD FEATURES. THE FIRST RECEPTION ROOM BOASTS AN INVITING OPEN FIRE AND ENJOYS PEACEFUL GARDEN VIEWS, WHILE THE SECOND OFFERS ITS OWN DISTINCTIVE FIREPLACE, CREATING WARM AND WELCOMING SPACES FOR RELAXATION AND ENTERTAINING.

THE KITCHEN IS FITTED WITH A SUBSTANTIAL KITCHEN ISLAND, GRANITE COUNTERTOPS, AND A RANGE STYLE COOKER, PROVIDING AMPLE ROOM FOR MEAL PREPARATION AND FAMILY GATHERINGS. ADJACENT IS A CONVENIENT UTILITY ROOM AND A DOWNSTAIRS WC FOR ADDED PRACTICALITY.

FIVE BEDROOMS OFFER FLEXIBLE ACCOMMODATION OPTIONS. THE FIRST BOASTS DOUBLE PROPORTIONS, BUILT-IN WARDROBES, AND AN ABUNDANCE OF NATURAL LIGHT. THE SECOND DOUBLE BEDROOM ENJOYS AN EN-SUITE BATHROOM COMPLETE WITH A TRADITIONAL ROLL TOP BATH, ENHANCING COMFORT AND PRIVACY. FURTHER ACCOMMODATIONS INCLUDE A SINGLE BEDROOM AND TWO ADDITIONAL DOUBLE BEDROOMS.

THE MAIN FAMILY BATHROOM IS EXCEPTIONALLY SPACIOUS, FEATURING A FREE-STANDING BATH AND A LARGE SHOWER CUBICLE, WHILE A SECOND BATHROOM, THOUGHTFULLY POSITIONED ON THE SECOND FLOOR, ADDS FURTHER CONVENIENCE.

EXTERNALLY, THE HOME OFFERS ATTRACTIVE KERB APPEAL WITH A FRONT GARDEN, WHILE THE LARGE REAR GARDEN STANDS OUT WITH ITS PIZZA OVEN—PERFECT FOR OUTDOOR ENTERTAINING. THE INCLUSION OF A DOUBLE GARAGE PROVIDES VALUABLE SECURE PARKING AND ADDITIONAL STORAGE.

AN EXCELLENT OPPORTUNITY TO LIVE IN A DESIRABLE AREA WITH ABUNDANT FAMILY-FRIENDLY FEATURES.

The accommodation:

Entrance:

Wooden door to the front, door to;

Hallway:

Original features, under stairs storage and radiator.

Lounge: 18'2" 5.53m into alcove x 16'3" 4.95m into bay

Bay window to the front with shutters, open fire with surround, coving to ceiling, ceiling rose and radiator.

Dining Room: 15'3" 4.65m into alcove x 13'3" 4.04m

Door to the rear yard, Log burner style gas fire with surround, coving to ceiling, radiator and open plan to;

Kitchen: 13'0" 3.96m x 12'8" 3.86m

Two windows, fitted with a range of matching wall and base units with granite work surfaces above incorporating Belfast sink unit, space for free standing gas range, tiled floor and radiator.

Utility Room:

Window, door to the yard, fitted with base units incorporating Belfast sink unit and plumbed for washing machine.

First Floor Landing:

Split level landing, stained glass window with window seat, radiator.

Bedroom One: 14'4" 4.37m plus bay x 11'11" 3.63m  
Bay window, fitted wardrobes, coving to ceiling, ceiling rose and radiator.

Bedroom Two: 12'7" 3.84m x 10'5" 3.18m  
UPVC window and radiator.

En Suite:  
Bay window, window, roll top bath, shower, low level wc, wash hand basin and radiator.

Bedroom Three: 10'7" 3.22m x 7'4" 2.24m  
UPVC window and radiator.

Bathroom wc:  
Roll top bath, large shower, wash hand basin, wc, storage and radiator.

Second Floor Landing:  
Window.

Bedroom Four: 11'5" 3.48m x 9'9" 2.97m  
UPVC window and radiator.

Bedroom Five: 11'8" 3.56m x 11'5" 3.48m  
UPVC window, storage and radiator.

Bathroom:  
Skylight, bath, low level wc, wash hand basin and part tiled.

Externally:  
There is a garden to the front and a yard to the rear. There is also a further large garden to the rear and a double garage.

**PRIMARY SERVICES SUPPLY**

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS  
Broadband: FIBRE  
Mobile Signal Coverage Blackspot: NO  
Parking: 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:** E  
**EPC RATING:** E

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

