



Western Way Ryton

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Gardens, Driveway & Garage
- No Onward Chain

£ 210,000



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

ROOK
MATTHEWS
SAYER

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

36 Western Way

Ryton, NE40 3LR

THIS THREE-BEDROOM SEMI-DETACHED HOUSE IS OFFERED FOR SALE WITH NO ONWARD CHAIN AND IS LOCATED IN A SOUGHT AFTER LOCATION. SET ON A GENEROUS CORNER PLOT, THE PROPERTY BENEFITS FROM FRONT, REAR, AND SIDE GARDENS, PROVIDING OUTDOOR SPACE WHICH OFFERS SCOPE FOR GARDENING, ENTERTAINING, AND POTENTIAL FUTURE EXTENSION (SUBJECT TO RELEVANT CONSENTS). THE PROPERTY ALSO INCLUDES A GARAGE AND DRIVEWAY, ALLOWING FOR CONVENIENT OFF-STREET PARKING.

INSIDE, THE ACCOMMODATION COMPRISES ONE RECEPTION ROOM, FEATURING LARGE WINDOWS THAT PROVIDE AMPLE NATURAL LIGHT AND PLEASANT GARDEN VIEWS—CREATING A BRIGHT AND INVITING ATMOSPHERE. THE KITCHEN IS WELL-PROPORTIONED AND BENEFITS FROM A DINING SPACE, IDEAL FOR FAMILY MEALS AND SOCIAL OCCASIONS.

THERE ARE THREE BEDROOMS IN TOTAL: TWO DOUBLES AND ONE SINGLE. THE MASTER BEDROOM AND THE SINGLE BEDROOM BOTH FEATURE BUILT-IN WARDROBES, OFFERING CONVENIENT STORAGE SOLUTIONS. THE FAMILY BATHROOM IS FITTED WITH A SHOWER OVER BATH.

THIS HOME WOULD PARTICULARLY SUIT FIRST-TIME BUYERS OR FAMILIES SEEKING A PROJECT, AS THE PROPERTY IS IN NEED OF MODERNISING—GIVING PROSPECTIVE OWNERS THE OPPORTUNITY TO PERSONALISE AND IMPROVE THE INTERIOR TO THEIR OWN TASTES.

WITH ITS WELL-PROPORTIONED ACCOMMODATION, SIZEABLE PLOT, AND EXCELLENT LOCATION, THIS PROPERTY PRESENTS A FANTASTIC OPPORTUNITY FOR BUYERS LOOKING TO PUT THEIR OWN STAMP ON A HOME. EARLY VIEWING IS RECOMMENDED TO APPRECIATE THE FULL POTENTIAL.

Porch:

Wooden door to the front, storage and wooden door to;

Entrance:

Under stairs storage, access to garage and radiator.

Kitchen Diner: 13'11" 4.24m x 10'5" 3.18m

UPVC window to the front, fitted with a range of matching wall and base units with work surfaces above incorporating sink and drainer, free standing cooker, radiator and semi open plan to;

Lounge: 16'11" 5.16m into alcove x 12'4" 3.76m

UPVC window to the rear, storage and radiator.

First Floor Landing:

UPVC window and radiator.

Bedroom One: 14'1" 4.29m x 9'9" 2.97m

UPVC window, fitted wardrobes, storage and radiator.

Bedroom Two: 12'5" 3.78m x 9'9" 2.97m max

UPVC window and radiator.

Bedroom Three: 9'4" 2.84m x 5'4" 1.62m plus robes

UPVC window, fitted wardrobes and radiator.

Bathroom wc:

UPVC window, bath with shower, low level wc, wash hand basin, part tiled and radiator.

Externally:

The property lies on a corner plot with gardens to all three sides of the property. There is a driveway providing off street parking leading to a garage.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: CABLE

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

Agents Note:

It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take necessary steps to advise accordingly.

COUNCIL TAX BAND - C

EPC RATING: D

RY00007177.VS.EW.06.08.2025.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	56 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

