



Northumberland Road

Ryton

- End Terrace House
- Three Bedrooms
- Kitchen Diner
- Rear Courtyard Garden
- Off Street Parking

OIEO £ 230,000



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ROOK
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1 Northumberland Road

Ryton, NE40 3PT

AVAILABLE FOR SALE IS THIS IMMACULATE END OF TERRACE HOUSE, IDEALLY POSITIONED IN A SOUGHT-AFTER LOCATION WITH EXCELLENT ACCESS TO PUBLIC TRANSPORT LINKS, LOCAL AMENITIES, AND PICTURESQUE WALKING ROUTES. THIS PROPERTY PRESENTS AN OUTSTANDING OPPORTUNITY FOR FIRST TIME BUYERS AND FAMILIES LOOKING FOR A WELL-APPOINTED AND THOUGHTFULLY DESIGNED HOME.

UPON ENTRY, YOU ARE WELCOMED INTO A BRIGHT AND AIRY RECEPTION ROOM, FEATURING LARGE WINDOWS THAT ALLOW FOR PLENTY OF NATURAL LIGHT AND CREATE A WELCOMING ATMOSPHERE. THE MODERN, OPEN-PLAN KITCHEN BOASTS A KITCHEN ISLAND, GENEROUS DINING SPACE, AND STYLISH FRENCH DOORS THAT OPEN DIRECTLY ONTO THE COURTYARD GARDEN, SEAMLESSLY BLENDING INDOOR AND OUTDOOR LIVING AND MAKING IT PERFECT FOR ENTERTAINING OR RELAXING.

THE RESIDENCE OFFERS THREE WELL-PROPORTIONED BEDROOMS. TWO OF THE BEDROOMS ARE SPACIOUS DOUBLES, PROVIDING AMPLE ROOM FOR FURNISHINGS AND STORAGE. THE THIRD BEDROOM IS A GOOD-SIZED SINGLE, MAKING IT IDEAL FOR A CHILD, GUEST ROOM, OR HOME OFFICE.

THE CONTEMPORARY BATHROOM IS FINISHED TO A HIGH STANDARD, FEATURING A RAIN SHOWER AND A HEATED TOWEL RAIL FOR COMFORT AND CONVENIENCE.

EXTERNALLY, THE PROPERTY BENEFITS FROM A PRIVATE COURTYARD GARDEN—A PEACEFUL SPACE FOR ENJOYING THE OUTDOORS. OFF-STREET PARKING ADDS FURTHER PRACTICALITY, ENSURING EASE OF ACCESS FOR RESIDENTS AND VISITORS ALIKE.

WITH ITS IMMACULATE CONDITION, STYLISH FEATURES, AND EXCELLENT LOCATION, THIS END OF TERRACE HOUSE IS A MUST-SEE FOR THOSE SEEKING A STYLISH AND CONVENIENT NEW HOME. EARLY VIEWING IS RECOMMENDED.

Entrance:

Composite door to the front, cloaks area, radiator and door to;

Hallway

Radiator.

Lounge: 15'7" 4.75m into alcoves x 12'4" 3.76m

UPVC windows to the front, coving to ceiling, ceiling rose and feature fire with surround.

Kitchen Diner: 17'9" 5.41m max x 12'6" 3.81m

UPVC window, UPVC French doors, fitted with a range of matching wall and base units with work surfaces above incorporating sink and drainer, gas hob, double grill and oven, extractor hood, integrated washing machine and fridge freezer, kitchen island with storage, dining area, under stairs storage and radiator.

First Floor Landing:

Loft access.

Bedroom One: 13'8" 4.17m x 13'1" 3.99m into alcove

UPVC windows, picture rail and radiator.

Bedroom Two: 12'11" 3.94m into alcove x 12'1" 3.68m

UPVC window and radiator.

Bedroom Three: 9'10" 2.99m x 7'3" 2.21m

UPVC window and radiator.

Bathroom:

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

Externally:

To the rear of the property there is a courtyard garden and a garage door with access for 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: B

EPC RATING: D

RY00007281.VS.EW.06.10.2025.V.3.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	55 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

