



Heddon View

Ryton

- Semi Detached House
- Two Bedrooms
- Dining Kitchen
- Rear Garden
- Double Driveway

OIEO £ 125,000



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

ROOK
MATTHEWS
SAYER

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

32 Heddon View

Ryton, NE40 3JB

THIS SEMI-DETACHED HOUSE IS PRESENTED FOR SALE AND WOULD MAKE A GREAT CHOICE FOR FIRST TIME BUYERS. POSITIONED CONVENIENTLY CLOSE TO PUBLIC TRANSPORT LINKS, THE PROPERTY BENEFITS FROM EASY ACCESS TO LOCAL AMENITIES AND SURROUNDING AREAS.

UPON ENTERING, YOU ARE WELCOMED INTO A BRIGHT RECEPTION ROOM, HIGHLIGHTED BY LARGE WINDOWS THAT ALLOW PLENTY OF NATURAL LIGHT TO FLOW THROUGH THE SPACE. THE KITCHEN IS DESIGNED WITH A PRACTICAL DINING AREA AND FEATURES A RANGE-STYLE COOKER, MAKING IT BOTH FUNCTIONAL AND IDEAL FOR EVERYDAY LIVING.

THERE ARE TWO WELL-PROPORTIONED DOUBLE BEDROOMS, EACH OFFERING INTEGRATED STORAGE SOLUTIONS TO HELP KEEP THE SPACES ORGANISED AND CLUTTER-FREE. THE BATHROOM INCLUDES A SHOWER OVER THE BATH, PROVIDING FLEXIBILITY FOR BOTH QUICK SHOWERS AND MORE RELAXED BATHS.

TO THE FRONT, THE PROPERTY BOASTS A DOUBLE DRIVEWAY, OFFERING AMPLE OFF-ROAD PARKING. AT THE REAR, YOU WILL FIND A WEST-FACING GARDEN, PERFECT FOR ENJOYING THE AFTERNOON AND EVENING SUNLIGHT. THIS OUTDOOR SPACE PRESENTS AN EXCELLENT OPPORTUNITY FOR LEISURE OR ENTERTAINING DURING WARMER MONTHS.

A KEY ADVANTAGE IS THAT THIS PROPERTY IS OFFERED WITH NO ONWARD CHAIN, STREAMLINING THE PURCHASE PROCESS FOR PROSPECTIVE BUYERS. WITH ITS PRACTICAL FEATURES AND CONVENIENT LOCATION, THIS SEMI-DETACHED HOUSE OFFERS A BALANCED AND COMFORTABLE LIFESTYLE, APPEALING ESPECIALLY TO THOSE TAKING THEIR FIRST STEP ONTO THE PROPERTY LADDER. EARLY VIEWING IS RECOMMENDED.

The accommodation:

Entrance:
UPVC door to the front and radiator.

Lounge: 13'11" 4.24m x 12'11" 3.94m
UPVC window and radiator.

Dining Kitchen: 17'5" 5.31m x 9'0" 2.74m
Three UPVC windows, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit with drainer, Range style cooker, plumbed for washing machine, under stairs storage, dining space and radiator.

First Floor Landing:
Storage.

Bedroom One: 14'2" 4.32m x 10'6" 3.20m
UPVC window, storage and radiator.

Bedroom Two: 9'1" 2.77m x 8'9" 2.67m
UPVC window, storage and radiator.

Bathroom:
UPVC window, bath with shower, low level wc, vanity wash hand basin, fully tiled and heated towel rail.

Externally:
There is an enclosed west facing garden to the rear and to the front a double 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: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 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

