



## Thorp Cottages

Ryton

- Mid Terrace House
- Two Bedrooms
- Rear Garden
- Off Street Parking
- No Onward Chain

**Offers Over £ 160,000**



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

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[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[ryton@rmsestateagents.co.uk](mailto:ryton@rmsestateagents.co.uk)

# 14 Thorp Cottages

Ryton, NE40 3AU

THIS CHARMING STONE-BUILT COTTAGE IS LOCATED ON THORP COTTAGES, RYTON. THIS PROPERTY OFFERS TWO BEDROOMS—A DOUBLE AND A SINGLE—MAKING IT IDEALLY SUITED FOR FIRST-TIME BUYERS OR COUPLES. THE HOME HAS BEEN FULLY REFURBISHED, PROVIDING A FRESH AND COMFORTABLE LIVING ENVIRONMENT, AND IS OFFERED WITH NO ONWARD CHAIN.

THE NEWLY FITTED KITCHEN FEATURES WOOD COUNTERTOPS, A BREAKFAST AREA, AND ABUNDANT NATURAL LIGHT, ADDING CONVENIENCE FOR EVERYDAY LIVING AND ENTERTAINING. THE STYLISH SHOWER ROOM IS NEWLY FITTED, ADDING A MODERN TOUCH. OFF-STREET PARKING AND A GARDEN OFFER BOTH PRACTICALITY AND OUTDOOR SPACE.

THORP COTTAGES BENEFITS FROM EXCELLENT ACCESS TO LOCAL AMENITIES. RYTON'S HIGH STREET IS NEARBY, WITH CONVENIENT SHOPS, COSY CAFÉS SUCH AS BRADLEY GARDENS CAFÉ, AND REGULAR COMMUNITY EVENTS. FOR THOSE WHO ENJOY OUTDOOR ACTIVITIES, RYTON WILLOWS AND RYTON GOLF CLUB PROVIDE GREEN OPEN SPACES JUST A SHORT WALK AWAY.

FAMILIES WILL APPRECIATE THE PROXIMITY TO WELL-REGARDED SCHOOLS IN THE AREA, INCLUDING RYTON INFANT AND JUNIOR SCHOOLS.

PUBLIC TRANSPORT LINKS ARE EASILY ACCESSIBLE FROM THIS LOCATION. BLAYDON RAILWAY STATION IS JUST A SHORT DRIVE OR BUS JOURNEY AWAY, OFFERING CONNECTIONS TO NEWCASTLE IN ROUGHLY 15 MINUTES AND HEXHAM IN ABOUT 30 MINUTES. THERE ARE ALSO FREQUENT BUS SERVICES RUNNING ALONG THE A695, PROVIDING LINKS TO GATESHEAD AND NEWCASTLE CITY CENTRE.

THIS TWO-BEDROOM TERRACED COTTAGE PRESENTS A PRACTICAL AND WELL-PLACED OPTION FOR THOSE SEEKING A HOME IN RYTON, CLOSE TO AMENITIES, TRANSPORT, AND GREEN SPACES.

The accommodation:

Kitchen: 17'2" 5.23m x 7'1" 2.16m

UPVC door, UPVC bow window, newly fitted with a range of matching wall and base units with solid wood work surfaces above incorporating sink and drainer, integrated electric induction hob, oven and extractor, plumbed for washing machine, pantry space, breakfasting space and radiator.

Lounge: 17'0" 5.18m max x 15'1" 4.59m

UPVC window, Inglenook fireplace and radiator.

First Floor Landing:

Bedroom One: 11'3" 3.43m x 8'4" 2.54m

Two UPVC windows and skylight.

Bedroom Two: 10'8" 3.25m x 6'4" 1.93m

UPVC window and radiator.

Shower Room:

Skylight, shower cubicle, low level wc, vanity wash hand basin and fully tiled.

Externally:

There is a garden with a shed and off-street parking.

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: NONE

Mobile Signal Coverage Blackspot: NO

Parking: OFF 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

Agents Note:

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.

COUNCIL TAX BAND: B

EPC RATING: D

RY00007295.VS.EW.13.11.2025.V.2.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 88 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 61 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

