



## Garden House Estate

### Crawcrook

- Semi Detached House
- Two Bedrooms
- Front & Rear Gardens
- Street Parking
- No Onward Chain

**OIEO £ 120,000**



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

ROOK  
MATTHEWS  
SAYER

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



# 131 Garden House Estate

Crawcrook, NE40 4PU

THIS TWO-BEDROOM SEMI-DETACHED HOUSE IS OFFERED FOR SALE IN RYTON, LOCATED ON GARDEN HOUSE ESTATE. THE PROPERTY OFFERS AN OPPORTUNITY FOR FIRST-TIME BUYERS WHO ARE LOOKING TO PUT THEIR OWN STAMP ON THEIR HOME OR INVESTORS.

THE HOUSE FEATURES A RECEPTION ROOM WITH A FIREPLACE AND VIEWS ONTO THE GARDEN, PROVIDING A COMFORTABLE SPACE FOR EVERYDAY LIVING. THE KITCHEN INCLUDES A SMALL DINING AREA, AND BOTH BEDROOMS ARE DOUBLE IN SIZE, WITH ONE BENEFITING FROM BUILT-IN WARDROBES. THE BATHROOM HAS BEEN RECENTLY UPDATED AND INCLUDES A LARGE WALK-IN SHOWER. THERE IS NO ONWARD CHAIN, ENABLING A STRAIGHTFORWARD PURCHASE PROCESS. THE PROPERTY ENJOYS BOTH FRONT AND REAR GARDENS, OFFERING OUTDOOR SPACE AND ELEVATED TYNE VALLEY VIEWS.

RYTON IS WELL-SERVED FOR AMENITIES, WITH LOCAL SHOPS, CAFÉS, AND SCHOOLS WITHIN EASY REACH. NEARBY RYTON INFANT AND JUNIOR SCHOOLS, AS WELL AS THORP ACADEMY, PROVIDE OPTIONS FOR FAMILIES. THE NEARBY RYTON WILLOWS NATURE RESERVE OFFERS WALKING TRAILS AND GREEN SPACE ALONG THE RIVER TYNE.

PUBLIC TRANSPORT LINKS ARE ACCESSIBLE, WITH BLAYDON TRAIN STATION APPROXIMATELY 10 MINUTES AWAY BY CAR, PROVIDING SERVICES TO NEWCASTLE UPON TYNE AND HEXHAM. FREQUENT BUS ROUTES RUN THROUGH RYTON, CONNECTING TO GATESHEAD, NEWCASTLE, AND SURROUNDING TOWNS. THE PROPERTY ADDITIONALLY BENEFITS FROM GOOD ROAD ACCESS TO THE A1, MAKING COMMUTING STRAIGHTFORWARD.

THIS PROPERTY OFFERS A SETTING CLOSE TO LOCAL AMENITIES AND SCHOOLS, AND WITH SCOPE FOR IMPROVEMENT, IT INVITES INTEREST FROM BUYERS LOOKING TO CREATE THEIR OWN HOME OR EXPAND A PORTFOLIO.

The accommodation:

Entrance:

UPVC door to the front, UPVC window and radiator.

Lounge: 19'5" 5.92m x 10'10" 3.33m max

Two UPVC windows, gas fire with surround and two radiators.

Kitchen: 11'0" 3.35m x 8'2" 2.48m

UPVC window, UPVC door, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit with drainer.

First Floor Landing:

UPVC window.

Bedroom One: 14'6" 4.42m x 8'10" 2.69m

Two UPVC windows and storage.

Bedroom Two: 10'3" 3.12m x 10'2" 3.10m

UPVC window.

Bathroom:

UPVC window, large walk in shower, low level wc, wash hand basin, fully tiled and heated towel rail.

Externally:

There are gardens to both the front and rear.

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ON 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: A

EPC RATING: C

RY00007310.VS.EW.21.11.2025.V.1.



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

