



Argus Gardens | Ryton | NE40 3BY

OIEO £200,000



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SEMI DETACHED

TWO BEDROOMS

GROUND FLOOR WC

KITCHEN APPLIANCES

GARDENS

DRIVEWAY

ELECTRIC CHARGING POINT

VIEWING ADVISED

RMS | Rook
Matthews
Sayer

THIS IMMACULATE TWO-BEDROOM SEMI-DETACHED HOUSE IS FOR SALE ON A POPULAR NEW DEVELOPMENT IN RYTON, IDEALLY SUITED TO FIRST-TIME BUYERS LOOKING FOR A MODERN, LOW-MAINTENANCE HOME.

INSIDE, AN INVITING RECEPTION ROOM OFFERS WELL-PLANNED LIVING AND DINING SPACE WITH DIRECT ACCESS TO THE SOUTH-FACING GARDEN, CREATING A PLEASANT SETTING FOR RELAXING AND ENTERTAINING. THE CONTEMPORARY KITCHEN INCLUDES INTEGRATED APPLIANCES, KEEPING EVERYTHING NEAT AND PRACTICAL. A USEFUL DOWNSTAIRS WC ADDS EXTRA CONVENIENCE. UPSTAIRS, YOU'LL FIND TWO DOUBLE BEDROOMS, ONE BENEFITING FROM BUILT-IN WARDROBES, ALONG WITH A FAMILY BATHROOM FEATURING A SHOWER OVER BATH.

OUTSIDE, THE PROPERTY HAS A DRIVEWAY, AN ELECTRIC VEHICLE CHARGER AND SOLAR PANELS, AS WELL AS A SOUTH-FACING GARDEN THAT ENJOYS PLENTY OF NATURAL LIGHT THROUGHOUT THE DAY.

RYTON OFFERS A FRIENDLY COMMUNITY FEEL, WITH LOCAL SHOPS, CAFÉS AND AMENITIES IN AND AROUND THE VILLAGE CENTRE, PLUS GREEN SPACES AND RIVERSIDE WALKS NEARBY ALONG THE TYNE VALLEY. WELL-REGARDED PRIMARY AND SECONDARY SCHOOLS IN THE AREA MAKE THIS A POPULAR CHOICE FOR THOSE PLANNING AHEAD.

TRANSPORT LINKS ARE CONVENIENT, WITH REGULAR BUS SERVICES TOWARDS NEWCASTLE AND HEXHAM. RAIL CONNECTIONS ARE AVAILABLE FROM NEARBY BLAYDON STATION, OFFERING ROUTES INTO NEWCASTLE IN AROUND 10 MINUTES AND TO STATIONS FURTHER ALONG THE TYNE VALLEY LINE, MAKING COMMUTING OR LEISURE TRIPS STRAIGHTFORWARD.

OVERALL, THIS TWO-BEDROOM SEMI-DETACHED HOUSE PRESENTS A WELL-FINISHED HOME IN A SOUGHT-AFTER LOCATION, READY FOR ITS NEXT OWNERS TO MOVE IN AND ENJOY.

The accommodation:

Entrance:
Composite door to the front and radiator.

WC:
UPVC window, low level wc, wash hand basing and radiator.

Kitchen: 9'10" 2.99m x 6'0" 1.83m
UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit with drainer, integrated electric hob and oven, integrated fridge freezer and washing machine.

Lounge: 15'6" 4.72m x 13'0" 3.96m
UPVC French doors to the rear, under stairs storage and radiator.

First Floor Landing:
Radiator.

Bedroom One: 13'0" 3.96m x 10'0" 3.05m
UPVC window and radiator.

Bedroom Two: 10'8 3.25m x 8'3" 2.52m
Two UPVC windows and radiator.

Bathroom:
Bath with shower over, low level wc, wash hand basin, part tiled and heated towel rail.

Externally:
To the rear of the property there is an enclosed South facing garden. To the front there is also a garden with a driveway providing off street parking and an electric vehicle charger.

Agents Note:
Currently, the vendors details do not match the Registered Title at Land Registry. Please ask the branch for more details.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: FIBRE TO PREMISES
Mobile Signal Coverage Blackspot: NO
Parking: DRIVEWAY

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any. The North East region is famous for its rich mining heritage. We have been advised that the property is known to be at risk from mining activities in the locality, therefore please speak with your conveyancer for further information.

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: B

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	90 B	90 B
69-80	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

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.



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