



Heddon View | Ryton | NE40 3JB

OIEO £130,000



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SEMI DETACHED HOUSE

TWO BEDROOMS

DINING KITCHEN

GARDENS

NO ONWARD CHAIN

CUL DE SAC LOCATION

RMS | Rook
Matthews
Sayer

FOR SALE, THIS TWO-BEDROOM SEMI-DETACHED HOUSE IN RYTON OFFERS PRACTICAL LIVING IN GOOD CONDITION, IDEAL FOR FIRST-TIME BUYERS.

THE GROUND FLOOR FEATURES A RECEPTION ROOM WITH A LARGE WINDOW, CREATING A BRIGHT AND WELCOMING SPACE TO RELAX OR ENTERTAIN. THE KITCHEN INCLUDES DINING SPACE AND AN INTEGRATED DISHWASHER, PROVIDING A CONVENIENT AREA FOR EVERYDAY MEALS AND HOSTING.

UPSTAIRS, THERE ARE TWO DOUBLE BEDROOMS. THE MAIN BEDROOM BENEFITS FROM BUILT-IN STORAGE, HELPING TO KEEP THE ROOM ORGANISED AND UNCLUTTERED. THE BATHROOM INCLUDES A SHOWER OVER BATH, OFFERING FLEXIBILITY FOR BOTH QUICK SHOWERS AND LONGER SOAKS.

OUTSIDE, THE PROPERTY ENJOYS BOTH FRONT AND REAR GARDENS, GIVING SCOPE FOR SEATING AREAS, PLAY SPACE OR PLANTING.

RYTON HAS A GOOD RANGE OF LOCAL AMENITIES, INCLUDING SHOPS, CAFÉS AND EVERYDAY SERVICES ALONG THE NEARBY HIGH STREET. THERE ARE SEVERAL GREEN SPACES IN AND AROUND THE AREA, WITH RIVERSIDE WALKS ALONG THE TYNE A SHORT DRIVE AWAY, AND ACCESS TO PARKS AND PLAYING FIELDS FOR OUTDOOR RECREATION.

PUBLIC TRANSPORT LINKS ARE AVAILABLE VIA LOCAL BUS SERVICES CONNECTING RYTON TO NEWCASTLE, GATESHEAD AND SURROUNDING TOWNS. THE NEAREST MAINLINE RAIL SERVICES CAN BE ACCESSED FROM BLAYDON OR WYLAM STATIONS, BOTH TYPICALLY AROUND A 10-15 MINUTE DRIVE AWAY, WITH TRAINS INTO NEWCASTLE IN AROUND 10-20 MINUTES DEPENDING ON SERVICE. ROAD CONNECTIONS VIA THE A695 AND A1 PROVIDE FURTHER ROUTES FOR COMMUTING.

The accommodation:

Entrance:
UPVC door to the front and radiator.

Lounge: 13'10" 4.22m x 12'10" 3.91m into alcove
UPVC window to the front, feature fireplace and radiator.

Kitchen: 17'4" 5.28m x 9'1" 2.77m
Three UPVC windows, UPVC door to the garden, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit with drainer, integrated electric oven and hob, plumbed for washing machine, integrated dishwasher, under stairs storage and dining space.

First Floor Landing:
UPVC window and storage.

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

Bedroom Two: 9'2" 2.79m x 8'9" 2.67m
UPVC window, storage and radiator.

Bathroom:
Two UPVC windows, bath with shower over, low level wc, wash hand basin, part tiled and heated towel rail.

Externally:
There are gardens to both the front and rear.

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.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: FIBRE
Mobile Signal Coverage Blackspot: NO
Parking: STREET

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		86 B
69-80	C	72 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.



T: 0191 4131313
ryton@rmsestateagents.co.uk

RMS | Rook Matthews Sayer