



Lane Head | Ryton | NE40 3RP

£280,000



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SEMI DETACHED HOUSE

THREE BEDROOMS

OPEN PLAN KITCHEN DINER

LOUNGE WITH INGLENOOK

MASTER WITH EN SUITE

CHARACTER FEATURES

COURTYARD GARDEN

OFF STREET PARKING

RMS | Rook
Matthews
Sayer

THIS IMMACULATE THREE-BEDROOM SEMI DETACHED HOME IS FOR SALE IN THE POPULAR LANE HEAD AREA OF RYTON, OFFERING A CHARMING CHARACTER COTTAGE FEEL COMBINED WITH MODERN COMFORTS.

INSIDE, AN OPEN-PLAN KITCHEN FORMS THE HEART OF THE HOME, FEATURING A KITCHEN ISLAND, AEG INTEGRATED APPLIANCES AND A RANGE-STYLE COOKER, IDEAL FOR EVERYDAY COOKING AND RELAXED ENTERTAINING. THE OPEN-PLAN RECEPTION AREA ALONGSIDE ENJOYS A LOG BURNER, CREATING A WELCOMING SPACE TO UNWIND AND DINE. A SECOND, SEPARATE RECEPTION ROOM ADDS FLEXIBILITY, WITH AN INGLENOOK FIREPLACE AND LOG BURNER PROVIDING ADDITIONAL CHARACTER.

THE MAIN BEDROOM IS A DOUBLE WITH EN-SUITE FACILITIES AND BUILT-IN WARDROBES, WHILE A FURTHER DOUBLE BEDROOM AND A SINGLE BEDROOM OFFER PRACTICAL ACCOMMODATION. THE MAIN BATHROOM INCLUDES BOTH A SEPARATE SHOWER AND BATH.

OUTSIDE, A COURTYARD GARDEN GIVES A PLEASANT, LOW-MAINTENANCE OUTDOOR SPACE, AND PARKING IS AVAILABLE.

LANE HEAD SITS WITHIN RYTON, WITH EVERYDAY LOCAL AMENITIES, SHOPS AND CAFÉS AVAILABLE IN AND AROUND RYTON VILLAGE AND NEARBY CRAWCROOK. FAMILIES WILL APPRECIATE ACCESS TO NEARBY SCHOOLS IN THE LOCAL AREA.

PUBLIC TRANSPORT LINKS ARE CLOSE AT HAND, WITH REGULAR BUS SERVICES CONNECTING RYTON TO NEWCASTLE, GATESHEAD AND SURROUNDING COMMUNITIES. BLAYDON AND WYLOM RAILWAY STATIONS ARE WITHIN EASY DRIVING DISTANCE, OFFERING SERVICES TOWARDS NEWCASTLE AND HEXHAM, MAKING COMMUTING ACROSS TYNESIDE AND INTO THE TYNE VALLEY STRAIGHTFORWARD.

WELL SUITED TO FIRST-TIME BUYERS AND FAMILIES, THIS CHARACTER COTTAGE-STYLE DETACHED HOUSE COMBINES PERIOD CHARM WITH PRACTICAL, MODERN LIVING IN A CONVENIENT RYTON LOCATION.

The accommodation:

Entrance:

Composite door to the front.

Dining Room: 16'2" 4.93m max x 16'0" 4.88m

UPVC window to the front with shutters, log burner, radiator and open plan to;

Kitchen: 13'10" 4.22m x 11'6" 3.51m

UPVC window, fitted with a range of matching wall and base units with quartz work surfaces above incorporating sink with drainer, range style cooker, integrated dishwasher, fridge freezer and washing machine, Island and radiator.

Lounge: 16'0" 4.88m x 12'4" 3.76m

Two UPVC windows with shutters, inglenook with log burner and radiator.

Rear Porch:

UPVC window and door.

First Floor Landing:
Skylight.

Bedroom One: 16'0" 4.88m x 12'4" 3.76m max
UPVC window, wardrobes and radiator.

En Suite:
Shower, low level wc, vanity wash hand basin, fully cladded and radiator.

Bedroom Two: 17'8" 5.38m x 12'9" 3.89m L Shaped
Skylight, UPVC window and two radiators.

Bedroom Three: 9'1" 2.77m x 7'11" 2.41m
UPVC window and radiator.

Externally:
There is a courtyard garden and a shared driveway with shared access.

PRIMARY SERVICES SUPPLY

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

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: D
EPC RATING: TBC

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EPC WILL GO HERE



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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.

