



Western Way | Ryton | NE40 3LR

**OIEO £200,000**



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**SEMI DETACHED HOUSE**

**THREE DOUBLE BEDROOMS**

**SOUGHT AFTER LOCATION**

**TWO RECEPTION ROOMS**

**GARDENS**

**DRIVEWAY & GARAGE**

**VIEWING ADVISED**

**NO ONWARD CHAIN**

**RMS** | Rook  
Matthews  
Sayer

THIS THREE-BEDROOM SEMI-DETACHED HOUSE IS AVAILABLE IN A SOUGHT-AFTER PART OF RYTON, OFFERING PLENTY OF SPACE FOR FAMILIES AND THOSE LOOKING TO MAKE A HOME THEIR OWN. THE PROPERTY NEEDS SOME MODERNISING, GIVING BUYERS THE OPPORTUNITY TO UPDATE AND PERSONALISE THROUGHOUT.

ON THE GROUND FLOOR, THERE ARE TWO RECEPTION ROOMS: A LIVING ROOM WITH LARGE WINDOWS BRINGING IN NATURAL LIGHT, AND A SEPARATE DINING ROOM IDEAL FOR FAMILY MEALS OR ENTERTAINING. THE KITCHEN ALSO BENEFITS FROM GOOD NATURAL LIGHT AND PROVIDES A PRACTICAL LAYOUT.

UPSTAIRS, THERE ARE THREE DOUBLE BEDROOMS, TWO OF WHICH FEATURE BUILT-IN WARDROBES, PROVIDING USEFUL STORAGE. THE BATHROOM INCLUDES A LARGE WALK-IN SHOWER.

OUTSIDE, THE HOUSE ENJOYS BOTH FRONT AND REAR GARDENS, ALONG WITH A DOUBLE DRIVEWAY AND GARAGE, OFFERING CONVENIENT OFF-STREET PARKING AND ADDITIONAL STORAGE. THERE IS NO ONWARD CHAIN.

RYTON OFFERS A GOOD RANGE OF LOCAL AMENITIES INCLUDING SHOPS, CAFES AND EVERYDAY SERVICES, WITH NEARBY GREEN SPACES AND RIVERSIDE WALKS ALONG THE TYNE WITHIN EASY REACH. LOCAL SCHOOLS IN THE AREA MAKE THIS A PRACTICAL CHOICE FOR FAMILIES.

PUBLIC TRANSPORT LINKS ARE CONVENIENT, WITH REGULAR BUS SERVICES TOWARDS NEWCASTLE AND SURROUNDING AREAS. FOR RAIL CONNECTIONS, BLAYDON AND WYLAM STATIONS ARE A SHORT DRIVE AWAY, OFFERING SERVICES INTO NEWCASTLE IN AROUND 10-15 MINUTES, CONNECTING FURTHER AFIELD ACROSS THE REGION.

The accommodation:

Entrance:

Composite door to the front and two UPVC windows.

Hallway:

UPVC window, storage under stairs and radiator.

Lounge: 15'8" 4.78m x 12'1" 3.68m

Two UPVC windows and radiator.

Dining Room: 9'11" 3.02m x 9'2" 2.79m

UPVC window and radiator.

Kitchen: 11'11" 3.63m x 9'1" 2.77m

UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink with drainer, plumbed for washing machine and radiator.

First Floor Landing:

UPVC window and storage.

Bedroom One: 12'6" 3.81m x 11'8" 3.56m

UPVC window, built in wardrobes and radiator.

Bedroom Two: 13'2" 4.01m x 12'1" 3.68m

UPVC window, built in wardrobes and radiator.

Bedroom Three: 11'0" 3.35m x 9'3" 2.82m

UPVC window and radiator.

Shower Room:

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

Externally:

There is an enclosed garden to the rear. To the front there is a garden with a driveway providing off street parking leading to a garage.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE TO CABINET

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

Agents Note:

It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take necessary steps to advise accordingly.

#### 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: C

EPC RATING: TBC

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"DoubleClick Insert Picture"  
EPC RATING

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**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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