



## Whernside Walk Ryton

- End Terrace House
- Three Bedrooms
- Ground Floor WC
- Rear Garden
- For Sale By Auction

**Auction Guide Price £ 38,000+**



ROOK  
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# 11 Whernside Walk

Ryton, NE40 3JY

FOR SALE BY AUCTION 29TH JANUARY 2026 - OPTION 1 - TERMS AND CONDITIONS APPLY

A SPACIOUS THREE BEDROOM END-TERRACED HOUSE ON WHERNSIDE WALK IN RYTON. COMPRISING ENTRANCE HALL, LOUNGE, KITCHEN, DOWNSTAIRS W.C., FIRST FLOOR BATHROOM, TWO DOUBLE BEDROOMS AND A SINGLE BEDROOM. EXTERNALLY THERE IS AN ENCLOSED GARDEN TO THE REAR.

The accommodation:

Lounge: 16'2" 4.93m x 15'4" 4.67m max  
Double glazed window to the front and rear and radiator.

Kitchen: 12'10" 3.91m x 8'7" 2.62m max  
Double glazed window to the rear, external door, fitted with a range of wall and base units incorporating sink with drainer, gas hob and electric oven.

WC:

Double glazed window, wc and sink unit.

First Floor Landing:

Bedroom One: 15'11" 4.85m x 8'8" 2.64m max  
Double glazed window to the rear and radiator.

Bedroom Two: 13'2" 4.01m x 8'8" 2.64m max  
Double glazed window to the rear and radiator.

Bedroom Three: 9'5" 2.87m x 6'6" 1.98m max  
Double glazed window to the front and radiator.

Bathroom wc:  
Double glazed window to the rear, panelled bath with shower over, wc, sink unit, part tiled and radiator.

Externally:

There is a rear garden.

## PRIMARY SERVICES SUPPLY

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

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

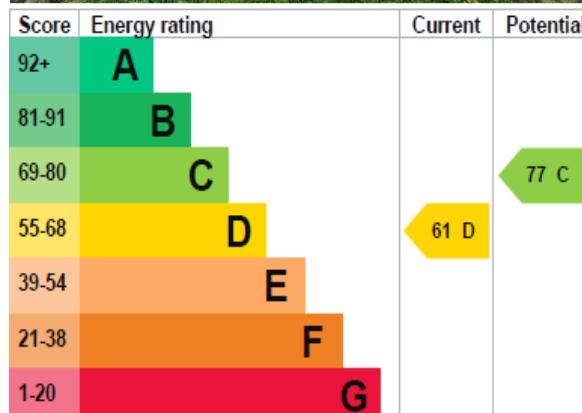
Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360

Terms and conditions apply see [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

COUNCIL TAX BAND: A

EPC RATING: D

RY00007328.VS.EW.12.12.2025.V.1.



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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.

16 Branches across the North-East

