



Runhead Gardens | Ryton | NE40 3HH

OIEO £175,000



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SEMI DETACHED HOUSE

TWO BEDROOMS

TWO RECEPTION ROOMS

NO ONWARD CHAIN

DRIVEWAY AND GARDEN

GARAGE AND CARPORT

RARE TO THE MARKET

LOTS OF POTENTIAL

RMS | Rook
Matthews
Sayer

THIS 2-BEDROOM SEMI-DETACHED HOUSE IS AVAILABLE IN THE POPULAR TOWN OF RYTON, OFFERING A PRACTICAL LAYOUT AND GREAT POTENTIAL FOR THOSE LOOKING TO PUT THEIR OWN STAMP ON THEIR HOME. .

ON THE GROUND FLOOR, THERE IS AN EXTENDED OPEN-PLAN LIVING AND DINING SPACE, IDEAL FOR EVERYDAY FAMILY LIFE. THE KITCHEN INCLUDES A BREAKFAST AREA, PROVIDING A USEFUL SPOT FOR CASUAL MEALS. UPSTAIRS, YOU'LL FIND TWO DOUBLE BEDROOMS, BOTH WITH BUILT-IN WARDROBES, PLUS A SHOWER ROOM.

ONE OF THE STANDOUT FEATURES IS THE LARGE SOUTH-FACING GARDEN, COMPLETE WITH A SUMMER HOUSE – A VERSATILE SPACE THAT COULD BE USED FOR HOBBIES, STORAGE OR AS A QUIET RETREAT. TO THE FRONT AND SIDE, THERE IS A DRIVEWAY, CAR PORT AND GARAGE, OFFERING AMPLE OFF-STREET PARKING.

THE PROPERTY IS WELL PLACED FOR LOCAL AMENITIES IN RYTON, INCLUDING SHOPS, CAFÉS AND EVERYDAY SERVICES. FAMILIES AND FIRST-TIME BUYERS WILL APPRECIATE THE COMMUNITY FEEL OF THE AREA, AS WELL AS ACCESS TO LOCAL SCHOOLS.

PUBLIC TRANSPORT LINKS ARE CONVENIENT, WITH BUS SERVICES CONNECTING RYTON TO NEWCASTLE UPON TYNE AND SURROUNDING AREAS. RAIL LINKS ARE AVAILABLE FROM NEARBY STATIONS SUCH AS BLAYDON AND WYLAM, OFFERING ROUTES INTO NEWCASTLE IN AROUND 15–20 MINUTES BY TRAIN, IDEAL FOR COMMUTERS.

THIS SEMI-DETACHED HOUSE IS OFFERED WITH ****NO ONWARD CHAIN****, PROVIDING A STRAIGHTFORWARD OPPORTUNITY FOR BUYERS LOOKING TO PUT THEIR OWN STAMP ON A HOME IN A WELL-CONNECTED TYNE VALLEY LOCATION.

The accommodation:

Porch:
UPVC porch to the front and door to;

Hallway:
Radiator.

Lounge: 17'0" 5.18m x 12'3" 3.73m
UPVC square bay window to the front, gas fire with surround, radiator and open plan to;

Dining Room: 14'6" 4.42m x 8'2" 2.48m
UPVC window, under stairs storage and radiator.

Kitchen: 14'6" 4.42m x 7'10" 2.39m
Wooden stable door to the rear porch, UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl stainless steel sink unit with drainer, integrated gas hob, electric oven with grill and plumbed for washing machine,

Rear Porch:
UPVC door to garden, UPVC window and storage, access to garage which has water, sink with drainer and power.

First Floor Landing:
UPVC window.

Bedroom One: 12'2" 3.71m max x 12'1" 3.68m
UPVC window, built in storage and radiator.

Bedroom Two: 18'10" 5.74m x 14'8" 4.47m L Shaped
Extended. Two UPVC windows, built in wardrobes and radiator.

Bathroom wc:
Large shower, vanity wash hand basin, low level wc, part clad, part tiled and heated towel rail.

Externally:

To the rear of the property there is a South Facing rear garden with a vegetable patch and also an outside toilet. To the front there is a driveway providing off street parking, a car port and a garage.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: NONE
Mobile Signal Coverage Blackspot: No
Parking: GARAGE AND 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

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.

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

COUNCIL TAX BAND: C
EPC RATING: C

RY00007366.VS.EW.04.02.2026.V.3.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.

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