



Wagtail Gardens | Ryton | NE40 3FG

£260,000



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2

SEMI DETACHED HOUSE

THREE BEDROOMS

POPULAR DEVELOPMENT

KITCHEN APPLIANCES

GROUND FLOOR WC

REAR GARDEN

DOUBLE DRIVEWAY

NO ONWARD CHAIN

RMS | Rook
Matthews
Sayer

THIS IMMACULATE THREE-BEDROOM SEMI-DETACHED TOWN HOUSE OFFERS WELL-PLANNED LIVING SPACE IN A SOUGHT AFTER LOCATION ON A POPULAR DEVELOPMENT IN RYTON, IDEAL FOR FIRST-TIME BUYERS AND FAMILIES.

THE GROUND FLOOR FEATURES A WELCOMING RECEPTION ROOM WITH LARGE WINDOWS, LEADING THROUGH TO A MODERN KITCHEN WITH DINING SPACE, INTEGRATED APPLIANCES AND FRENCH DOORS OPENING ONTO A LARGE REAR GARDEN, PERFECT FOR EVERYDAY FAMILY LIFE. THERE IS ALSO A CONVENIENT DOWNSTAIRS WC. UPSTAIRS, THE MAIN DOUBLE BEDROOM BENEFITS FROM AN EN-SUITE AND BUILT-IN WARDROBES, THE SECOND BEDROOM IS ANOTHER DOUBLE WITH BUILT-IN STORAGE, AND THERE IS A SPACIOUS SINGLE BEDROOM. A FAMILY BATHROOM COMPLETES THE ACCOMMODATION. OUTSIDE, A DOUBLE DRIVEWAY PROVIDES OFF-STREET PARKING.

RYTON OFFERS A FRIENDLY VILLAGE FEEL WITH A GOOD RANGE OF LOCAL AMENITIES, INCLUDING SHOPS, CAFÉS AND EVERYDAY SERVICES ALONG THE NEARBY HIGH STREET. THERE ARE WELL-REGARDED PRIMARY AND SECONDARY SCHOOLS IN AND AROUND THE AREA, MAKING IT A PRACTICAL CHOICE FOR FAMILIES.

FOR COMMUTERS, NEARBY BLAYDON AND WYLOM RAILWAY STATIONS PROVIDE SERVICES TO NEWCASTLE IN AROUND 15-20 MINUTES AND TO HEXHAM IN AROUND 25-30 MINUTES, WHILE BUS ROUTES THROUGH RYTON OFFER REGULAR LINKS INTO NEWCASTLE, METROCENTRE AND SURROUNDING TOWNS. THE A1 AND A69 ARE ALSO WITHIN EASY DRIVING REACH, GIVING STRAIGHTFORWARD ROAD ACCESS ACROSS THE REGION.

GREEN SPACES SUCH AS RYTON WILLOWS AND LOCAL PARKS ARE CLOSE BY, OFFERING RIVERSIDE AND WOODLAND WALKS ALONG THE TYNE, AS WELL AS PLAY AREAS AND OPEN SPACE TO ENJOY.

Externally:

There is a rear enclosed garden and to the front two parking bays.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRES TO PREMISES

Mobile Signal Coverage Blackspot: NO

Parking: Garage/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

COUNCIL TAX BAND: D

EPC RATING: B

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The accommodation:

Composite door to the front, cupboard and radiator.

Lounge: 13'9" 4.19m x 10'5" 3.18m
UPVC window and radiator.

Kitchen: 13'11" 4.24m x 11'0" 3.35m plus radiator
UPVC window, UPVC French doors, 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 and grill, fridge freezer, dishwasher and washing machine, storage, dining space and radiator.

WC:
Low level wc, wash hand basin and radiator.

First Floor Landing:
Radiator.

Bedroom Two: 14'0" 4.27m max x 9'3" 2.82m max
UPVC window, storage and radiator.

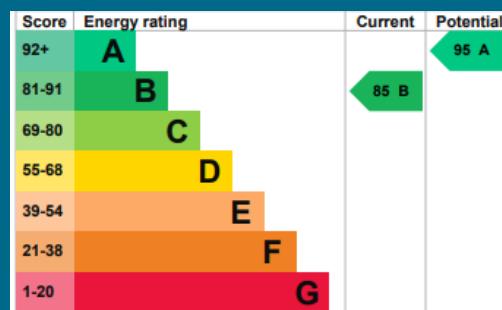
Bedroom Three: 11'9" 3.58m x 6'11" 2.11m
UPVC window and radiator.

Bathroom:
Bath, low level wc, wash hand basin, part tiled and radiator.

Second Floor Landing:
UPVC window and radiator.

Bedroom One: 18'6" 5.64m x 13'11" 4.24m
UPVC window, fitted wardrobes and radiator.

En Suite:
Skylight, large shower, low level wc, wash hand basin and part tiled.





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 interest 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.

