



Dene Crescent | Ryton | NE40 3RY

OIEO £190,000



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SEMI DETACHED HOUSE

THREE BEDROOMS

GROUND FLOOR WC

UTILITY ROOM

DRIVEWAY & GARAGE

GARDENS

NO ONWARD CHAIN

POPULAR ESTATE

RMS | Rook
Matthews
Sayer

THIS THREE-BEDROOM SEMI-DETACHED FAMILY HOME IS AVAILABLE IN A SOUGHT-AFTER PART OF RYTON, OFFERING A PRACTICAL LAYOUT AND GOOD CONDITION THROUGHOUT, IDEAL FOR FIRST-TIME BUYERS AND FAMILIES.

DOWNSTAIRS, THE OPEN-PLAN RECEPTION ROOM PROVIDES COMBINED LIVING AND DINING SPACE, WITH LARGE WINDOWS BRINGING IN NATURAL LIGHT AND A FIREPLACE AS A FOCAL POINT. DOORS OPEN DIRECTLY ONTO THE REAR ENCLOSED WESTERLY FACING GARDEN, CREATING A PLEASANT SETTING FOR AFTERNOON AND EVENING ENJOYMENT. THE KITCHEN INCLUDES BUILT-IN PANTRIES AND A USEFUL UTILITY ROOM, HELPING KEEP EVERYDAY LIFE ORGANISED.

UPSTAIRS, THERE ARE TWO DOUBLE BEDROOMS, ONE WITH BUILT-IN WARDROBES, PLUS A FURTHER SINGLE BEDROOM THAT COULD ALSO WORK WELL AS A STUDY OR NURSERY. THE BATHROOM FEATURES A LARGE WALK-IN SHOWER. OUTSIDE, THE PROPERTY BENEFITS FROM A GARAGE AND DRIVEWAY, OFFERING OFF-STREET PARKING AND ADDITIONAL STORAGE.

RYTON OFFERS A RANGE OF LOCAL AMENITIES INCLUDING SHOPS, CAFÉS AND EVERYDAY SERVICES, WITH GREEN SPACES SUCH AS LOCAL PARKS AND RIVERSIDE WALKS WITHIN EASY REACH. FAMILIES WILL FIND SEVERAL SCHOOLS IN THE WIDER AREA, MAKING THIS A CONVENIENT BASE FOR DAILY ROUTINES.

PUBLIC TRANSPORT LINKS ARE AVAILABLE VIA NEARBY BUS ROUTES CONNECTING RYTON WITH NEWCASTLE, GATESHEAD AND SURROUNDING TOWNS, WITH TYPICAL JOURNEY TIMES TO NEWCASTLE CITY CENTRE AROUND 30-40 MINUTES BY BUS. FOR RAIL SERVICES, RESIDENTS CAN ACCESS STATIONS IN THE WIDER TYNESIDE AREA BY A SHORT DRIVE OR BUS CONNECTION, OFFERING ROUTES TOWARDS NEWCASTLE, THE COAST AND FURTHER AFIELD.

The accommodation:

Entrance:

Composite door to the front, storage cupboard and radiator.

Lounge/Dining Room: Open Plan 21'0" 6.40m x 13'2" 4.01m max UPVC windows to the front, sliding doors to the rear, gas fire with surround and two radiators.

Kitchen: 9'4" 2.84m x 8'1" 2.46m

UPVC window to the rear, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit with drainer and free standing cooker.

Utility Room:

UPVC window and door to the rear, plumbed for washing machine.

WC:

Low level wc and part tiled.

Bedroom One: 12'9" 3.89m x 9'8" 2.95m

UPVC window, fitted wardrobes and radiator.

Bedroom Two: 11'4" 3.45m x 8'8" 2.64m

UPVC window to the rear and radiator

Bedroom Three: 8'0" 2.44m x 7'11" 2.41m

UPVC window to the front and radiator.

Bathroom wc:

Large walk-in shower, low level wc, wash hand basin, airing cupboard, fully clad and heated towel rail.

Externally:

To the rear of the property there is a garden. To the front there is also 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 PREMISES

Mobile Signal Coverage Blackspot: No

Parking: 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

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

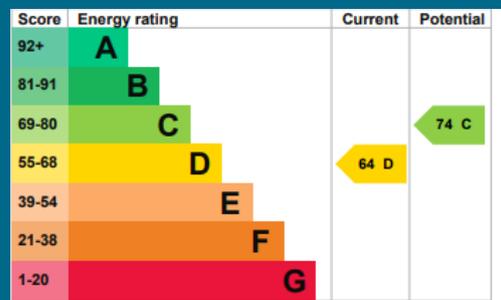
Agents Note:

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.

COUNCIL TAX BAND: C

EPC RATING: D

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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.