



Grange Drive | Ryton | NE40 3LF

£250,000



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SEMI DETACHED HOUSE

THREE BEDROOMS

SOUGHT AFTER LOCATION

IDEAL FAMILY HOME

KITCHEN DINER

UTILITY ROOM

DRIVEWAY & GARAGE

GARDENS

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STUNNING FAMILY HOME IN ONE OF THE MOST SOUGHT AFTER LOCATIONS IN RYTON .

INSIDE, YOU'LL FIND A WELCOMING RECEPTION ROOM WITH LARGE WINDOWS, ALLOWING PLENTY OF NATURAL LIGHT. THE OPEN-PLAN KITCHEN OFFERS PRACTICAL DINING SPACE AND DIRECT ACCESS TO THE REAR GARDEN, CREATING A SOCIABLE AREA FOR EVERYDAY MEALS AND RELAXING WITH FAMILY OR FRIENDS. THERE IS ONE MODERN BATHROOM SERVING THE THREE DOUBLE BEDROOMS, GIVING FLEXIBLE OPTIONS FOR SLEEPING ARRANGEMENTS, HOME WORKING OR GUEST SPACE.

OUTSIDE, THE PROPERTY BENEFITS FROM A DRIVEWAY AND GARAGE, ALONG WITH A LARGE REAR GARDEN THAT PROVIDES AMPLE SPACE FOR CHILDREN TO PLAY OR FOR ANYONE WHO ENJOYS OUTDOOR TIME AND GARDENING.

GRANGE DRIVE IS WELL PLACED FOR RYTON'S LOCAL AMENITIES, INCLUDING SHOPS, CAFÉS AND EVERYDAY SERVICES IN AND AROUND THE VILLAGE CENTRE. FAMILIES WILL APPRECIATE THE RANGE OF SCHOOLS IN THE WIDER AREA AND NEARBY GREEN SPACES SUCH AS LOCAL PARKS AND RIVERSIDE WALKS ALONG THE TYNE, OFFERING PLEASANT LEISURE OPTIONS CLOSE TO HOME.

PUBLIC TRANSPORT LINKS ARE ACCESSIBLE VIA LOCAL BUS SERVICES TOWARDS NEWCASTLE AND SURROUNDING AREAS. FOR RAIL CONNECTIONS, BLAYDON AND WYLAM STATIONS ARE WITHIN DRIVING DISTANCE, PROVIDING ROUTES INTO NEWCASTLE IN AROUND 10-20 MINUTES, DEPENDING ON SERVICE, AND ONWARD LINKS ACROSS THE REGION. ROAD ACCESS TOWARDS THE A1 AND A69 MAKES COMMUTING BY CAR STRAIGHTFORWARD.

THIS 3-BEDROOM SEMI-DETACHED HOUSE FOR SALE IN RYTON OFFERS PRACTICAL ACCOMMODATION WITH GARDEN, GARAGE AND DRIVEWAY IN A CONVENIENT, WELL-SERVED LOCATION.

The accommodation:

Entrance:

Composite door to the front, UPVC window and radiator.

Lounge: 15'5" 4.70m x 12'0" 3.66m

UPVC window, wall mounted electric fire and radiator.

Kitchen Diner: 22'1" 6.73m x 9'2" 2.79m

UPVC French doors, fitted with a range of matching wall and base units with work surfaces above incorporating sink with drainer, gas hob, electric oven, extractor hood, integrated fridge and freezer, plumbed for washing machine, dining space and radiator.

Utility Room:

UPVC door to the garden.

First Floor Landing:

UPVC window and cupboard.

Bedroom One: 11'9" 3.58m x 11'0" 3.35m

UPVC window and radiator.

Bedroom Two: 13'3" 4.04m x 9'0" 2.74m into door recess

UPVC window and radiator.

Bedroom Three: 10'11" 3.33m x 9'5" 2.87m

UPVC window and radiator.

Bathroom wc:

UPVC window, bath with shower over, vanity wash hand basin, low level wc, fully tiled 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

Mobile Signal Coverage Blackspot: No

Parking: DRIVEWAY AND GARAGE

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: D

RY00007219.VS.EW.19.02.2026.V.1.

Agents Note:

Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an employee of Rook Matthews Sayer.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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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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