



Grayling Way | Ryton | NE40 3BZ

**OIEO £260,000**



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**POPULAR NEW ESTATE**

**THREE BEDROOMS**

**CUL DE SAC LOCATION**

**NO CHAIN**

**EN SUITE TO MASTER**

**GROUND FLOOR WC**

**SOUTHERLY GARDEN**

**TWO PARKING SPACES**

**RMS** | Rook  
Matthews  
Sayer

THIS DETACHED 3-BEDROOM HOUSE IS AVAILABLE IN RYTON AND IS PRESENTED IN GOOD CONDITION, OFFERING A PRACTICAL LAYOUT SUITED TO BOTH FIRST-TIME BUYERS AND FAMILIES.

ON THE GROUND FLOOR, A SPACIOUS RECEPTION ROOM PROVIDES A COMFORTABLE LIVING AREA, LEADING THROUGH TO A KITCHEN WITH DINING SPACE, NATURAL LIGHT AND FRENCH DOORS OPENING DIRECTLY ONTO THE SOUTHERLY GARDEN - IDEAL FOR EVERYDAY INDOOR-OUTDOOR LIVING. THERE IS ALSO A USEFUL DOWNSTAIRS WC. UPSTAIRS, YOU'LL FIND TWO DOUBLE BEDROOMS, INCLUDING A MAIN BEDROOM WITH EN-SUITE, PLUS A SINGLE BEDROOM AND A SEPARATE FAMILY BATHROOM. OUTSIDE, THE PROPERTY BENEFITS FROM TWO ALLOCATED PARKING SPACES.

RYTON OFFERS A RANGE OF LOCAL AMENITIES INCLUDING SHOPS, CAFÉS AND EVERYDAY SERVICES IN THE VILLAGE CENTRE, ALONG WITH ACCESS TO RIVERSIDE AND COUNTRYSIDE WALKING ROUTES NEARBY. FAMILIES ARE WELL SERVED BY LOCAL PRIMARY AND SECONDARY SCHOOLS IN THE SURROUNDING AREA.

PUBLIC TRANSPORT LINKS ARE AVAILABLE VIA NEARBY BUS ROUTES CONNECTING RYTON WITH NEWCASTLE, GATESHEAD AND SURROUNDING SUBURBS, MAKING COMMUTING OR TRIPS INTO THE CITY CONVENIENT. THE NEAREST MAINLINE RAIL CONNECTIONS ARE FROM NEWCASTLE CENTRAL STATION, OFFERING SERVICES TO DURHAM, YORK, EDINBURGH AND LONDON, WITH JOURNEY TIMES TO YORK AND EDINBURGH TYPICALLY AROUND 1-1.5 HOURS AND TO LONDON IN AROUND 3-4 HOURS, DEPENDING ON SERVICE.

OVERALL, THIS DETACHED 3-BEDROOM HOUSE FOR SALE IN RYTON COMBINES A PRACTICAL INTERNAL LAYOUT, PRIVATE PARKING AND GARDEN WITH ACCESS TO LOCAL AMENITIES, PUBLIC TRANSPORT LINKS AND WALKING ROUTES.

The accommodation:

Entrance:

Composite door to the front, under stairs storage and radiator.

WC:

UPVC window, low level wc, wash hand basin and radiator.

Lounge: 15'6" 4.72m x 10'2" 3.10m

UPVC window and radiator.

Kitchen Diner: 17'3" 5.26m x 11'2" 3.40m

UPVC window, UPVC French doors to the garden, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit with drainer, integrated gas hob, electric oven, plumbed for washing machine, dining space and radiator.

First Floor Landing:

Bedroom One: 12'2" 3.71m x 10'8" 3.25m

UPVC window, storage and radiator.

En Suite:

UPVC window, large shower, low level wc, wash hand basin, part tiled and radiator.

Bedroom Two: 9'10" 2.99m x 7'8" 2.33m

UPVC window and radiator.

Bedroom Three: 11'2" 3.40m x 7'2" 2.418m

UPVC window and radiator.

Bathroom:

UPVC window, bath, low level wc, wash hand basin, part tiled and radiator.

Externally:

There is a Southerly facing garden to the rear and to the front there are two parking spaces providing off street parking.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: No

Parking: ALLOCATED PARKING

#### 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

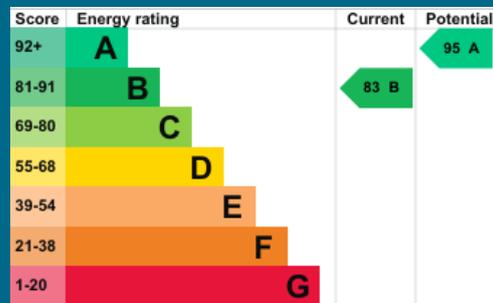
#### TENURE

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

COUNCIL TAX BAND: D

EPC RATING: B

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**RMS** | Rook  
Matthews  
Sayer



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