



High Row | Ryton | NE40 3EE

**OIEO £110,000**



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**TERRACED COTTAGE**

**TWO RECEPTION ROOMS**

**TWO BEDROOMS**

**SOUTH FACING GARDEN**

**LARGE GARAGE**

**NO ONWARD CHAIN**

**TO MODERNISE**

**VIEWING RECOMMENDED**

**RMS** | Rook  
Matthews  
Sayer

**THIS TWO-BEDROOM TERRACED HOUSE IS FOR SALE IN RYTON AND OFFERS ACCOMMODATION THAT WOULD SUIT FIRST-TIME BUYERS OR THOSE LOOKING TO MODERNISE A HOME TO THEIR OWN TASTE.**

**ON THE GROUND FLOOR, THERE ARE TWO RECEPTION ROOMS, BOTH FEATURING FIREPLACES, WITH THE REAR RECEPTION ROOM ENJOYING A GARDEN VIEW. THE GALLEY KITCHEN PROVIDES HAS A GOOD SELECTION OF STORAGE BUT HAS GREAT POTENTIAL TO CREATE A SUPERB KITCHEN. UPSTAIRS, THERE IS ONE DOUBLE BEDROOM AND ONE SINGLE BEDROOM, TOGETHER WITH A BATHROOM FITTED WITH A SHOWER OVER THE BATH.**

**EXTERNALLY, THE PROPERTY BENEFITS FROM A SOUTHERLY FACING GARDEN AND AN ENCLOSED YARD, AS WELL AS A LARGE GARAGE WITH MECHANIC PIT AND ON-STREET PARKING.**

**RYTON OFFERS A RANGE OF LOCAL AMENITIES INCLUDING INDEPENDENT SHOPS, CAFÉS AND EVERYDAY SERVICES AROUND THE VILLAGE CENTRE. NEARBY GREEN SPACES SUCH AS RYTON WILLOWS AND THE SURROUNDING TYNE VALLEY PROVIDE RIVERSIDE AND COUNTRYSIDE WALKS. THERE ARE NEARBY SCHOOLS IN THE LOCAL AREA, MAKING THE LOCATION PRACTICAL FOR HOUSEHOLDS WITH EDUCATIONAL NEEDS.**

**PUBLIC TRANSPORT LINKS ARE AVAILABLE VIA LOCAL BUS SERVICES CONNECTING RYTON WITH NEWCASTLE UPON TYNE AND SURROUNDING TOWNS. THE NEAREST MAINLINE RAIL CONNECTIONS CAN BE ACCESSED IN NEWCASTLE, OFFERING SERVICES TO DESTINATIONS INCLUDING EDINBURGH, YORK AND LONDON, WITH JOURNEY TIMES TO LONDON FROM AROUND 3 HOURS. ROAD LINKS VIA THE A695 AND A1 PROVIDE FURTHER ACCESS ACROSS TYNESIDE AND THE WIDER REGION.**

**THIS PROPERTY MAY APPEAL TO BUYERS SEEKING A TERRACED HOUSE IN RYTON THAT NEEDS MODERNISING, WITH OUTDOOR SPACE AND GARAGING.**

The accommodation:

Entrance:  
UPVC door, UPVC door to the;

Kitchen:  
UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating sink with drainer, space for free standing cooker, plumbed for washing machine and radiator.

Reception Room One: 17'1" 5.21m max x 13'10" 4.22m  
UPVC window, electric fire with surround, storage in alcoves and radiator.

Reception Room Two: 16'10" 5.13m x 3'11" 4.24m  
UPVC window, gas fire with surround and radiator.

Rear Porch:  
UPVC door to the garden.

First Floor Landing:

Bedroom One: 10'8" 3.25m x 10'3" 3.12m  
UPVC window and radiator.

Bedroom Two: 13'11" 4.24m x 6'2" 1.88m  
UPVC window and radiator.

Bathroom :  
UPVC window, bath with shower over, low level wc, wash hand basin, fully tiled and access to loft with storage.

Externally:  
There is a yard to the front with a shed and an outside toilet. To the rear there is an enclosed Southerly facing garden. There is a large garage with a mechanics pit.

#### **PRIMARY SERVICES SUPPLY**

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: NONE

Mobile Signal Coverage Blackspot: No

Parking: STREET 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: A**

**EPC RATING: TBC**

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"DoubleClick Insert Picture"  
**EPC RATING**

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**RMS** | Rook  
Matthews  
Sayer



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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.