



Shepherd Drive | Crawcrook | NE40 4FD

**OIEO £255,000**



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**SOUGHT AFTER ESTATE**

**IMMACULATELY PRESENTED**

**MEDIA WALL**

**KITCHEN WITH APPLIANCES**

**EN SUITE TO MASTER**

**WESTERLEY GARDEN**

**DOUBLE DRIVEWAY**

**VIEWING ADVISED**

**RMS** | Rook  
Matthews  
Sayer

STUNNING THREE-BEDROOM SEMI-DETACHED HOUSE IN A SOUGHT-AFTER AREA OF RYTON, IDEAL FOR FIRST-TIME BUYERS AND FAMILIES LOOKING TO BE CLOSE TO LOCAL AMENITIES AND NEARBY SCHOOLS.

INSIDE, THE PROPERTY OFFERS A WELCOMING RECEPTION ROOM FEATURING A MEDIA WALL, CREATING A COMFORTABLE SPACE FOR RELAXING AND ENTERTAINING. THE MODERN KITCHEN INCLUDES DINING SPACE, INTEGRATED APPLIANCES AND BI-FOLD DOORS THAT OPEN DIRECTLY ONTO THE GARDEN, HELPING TO CONNECT INDOOR AND OUTDOOR LIVING. A DOWNSTAIRS WC ADDS EVERYDAY CONVENIENCE. UPSTAIRS, THERE ARE TWO DOUBLE BEDROOMS, INCLUDING A MAIN BEDROOM WITH EN-SUITE, PLUS A SINGLE BEDROOM. THE FULLY TILED BATHROOM SERVES THE ADDITIONAL BEDROOMS.

OUTSIDE, THE WESTERLY GARDEN PROVIDES A LAWN, PATIO AND PERGOLA, OFFERING DIFFERENT AREAS FOR SITTING OUT AND ENJOYING THE AFTERNOON AND EVENING SUN. A DOUBLE DRIVEWAY TO THE FRONT PROVIDES OFF-STREET PARKING.

RYTON OFFERS A RANGE OF LOCAL SHOPS, CAFÉS AND EVERYDAY SERVICES, WITH RYTON VILLAGE AND THE LOCAL HIGH STREET WITHIN EASY REACH. THERE ARE SEVERAL WELL-REGARDED PRIMARY AND SECONDARY SCHOOLS IN THE WIDER AREA, MAKING THIS A PRACTICAL BASE FOR FAMILIES.

PUBLIC TRANSPORT LINKS ARE AVAILABLE VIA NEARBY BUS ROUTES TOWARDS NEWCASTLE AND SURROUNDING TOWNS. FOR RAIL CONNECTIONS, BLAYDON AND WYLAM STATIONS ARE BOTH A SHORT DRIVE AWAY, PROVIDING SERVICES TOWARDS NEWCASTLE AND CARLISLE, WITH JOURNEY TIMES TO NEWCASTLE TYPICALLY AROUND 15-20 MINUTES. ROAD LINKS VIA THE A695 AND A1 GIVE STRAIGHTFORWARD ACCESS ACROSS TYNESIDE AND BEYOND. NEARBY GREEN SPACES AND RIVERSIDE WALKS ALONG THE TYNE ADD TO THE APPEAL OF THIS RYTON HOME.

The accommodation:

Entrance:  
Composite door, glass and oak banister and radiator.

WC;  
WC, integral mirror, part tiled and radiator.

Lounge: 15'11" 4.85m x 11'4" 3.45m  
Two UPVC windows, media wall and radiator.

Kitchen: 16'6" 5.03m x 9'0" 2.74m  
UPVC window, Bi folding doors, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl unit with drainer, integrated five burner gas hob, electric oven, microwave, washing machine, dishwasher, dining space and radiator.

First Floor Landing:  
Storage.

Bedroom One: 11'5" 3.48m x 10'8" 3.25m  
UPVC window and radiator.

En Suite:  
UPVC window, large walk in shower, low level wc, vanity wash hand basin and fully tiled.

Bedroom Two: 9'2" 2.79m x 9'2" 2.79m  
UPVC window and radiator.

Bedroom Three: 9'3" 2.82m x 7'0" 2.13m  
UPVC window and radiator.

Bathroom wc:  
UPVC window, Jacuzzi bath, low level wc, vanity wash hand basin, fully tiled and heated towel rail.

Externally:

To the rear of the property there is a westerly facing lawned garden with patio and pergola. To the front there is a double driveway providing off street parking.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS  
Broadband: CABLE  
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. 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: B

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**RMS** | Rook  
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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.

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