



Holburn Crescent | Ryton | NE40 3DH

OIEO £325,000



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DETACHED BUNGALOW

NO CHAIN

LARGE PLOT & GARDENS

GARAGE & DRIVEWAY

TWO RECEPTION ROOMS

TWO BEDROOMS

SOUGHT AFTER LOCATION

VIEWING ADVISED

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THIS DETACHED 2-BEDROOM BUNGALOW IS FOR SALE IN RYTON AND IS PRESENTED IN GOOD CONDITION. SET ON A LARGE PLOT WITH GARDENS TO ALL SIDES, THE PROPERTY INCLUDES A GARAGE AND DRIVEWAY PROVIDING OFF-STREET PARKING.

INSIDE, THERE ARE TWO RECEPTION ROOMS. THE MAIN RECEPTION ROOM FEATURES A FIREPLACE AND BAY WINDOWS, OFFERING A DEFINED LIVING AREA. THE SECOND RECEPTION ROOM IS ARRANGED AS A DINING ROOM, CREATING A SEPARATE SPACE FOR MEALTIMES. THE KITCHEN BENEFITS FROM NATURAL LIGHT. THERE ARE TWO DOUBLE BEDROOMS; THE MAIN BEDROOM INCLUDES BUILT-IN WARDROBES AND A BAY WINDOW. THE BATHROOM PROVIDES BOTH A SEPARATE SHOWER AND BATH, WITH A SEPARATE WC.

EXTERNALLY, THE GENEROUS PLOT AND SURROUNDING GARDENS OFFER A RANGE OF POTENTIAL USES, FROM SEATING AREAS TO MORE PRACTICAL GARDEN SPACE. THE BUNGALOW IS OFFERED WITH NO ONWARD CHAIN.

RYTON PROVIDES A RANGE OF LOCAL AMENITIES INCLUDING SHOPS, CAFÉS AND SERVICES IN AND AROUND THE VILLAGE CENTRE. NEARBY GREEN SPACES SUCH AS RYTON WILLOWS LOCAL NATURE RESERVE AND THE RIVERSIDE WALKS ALONG THE TYNE ARE WITHIN EASY REACH.

PUBLIC TRANSPORT LINKS ARE AVAILABLE VIA LOCAL BUS SERVICES CONNECTING RYTON WITH NEWCASTLE, GATESHEAD AND HEXHAM. BLAYDON RAILWAY STATION IS THE NEAREST MAINLINE OPTION FOR REGULAR SERVICES TO NEWCASTLE (AROUND 10-15 MINUTES BY TRAIN) AND CARLISLE. ROAD CONNECTIONS VIA THE A695 AND A1 PROVIDE ACCESS TO NEWCASTLE CITY CENTRE AND THE WIDER REGION, MAKING THE LOCATION SUITABLE FOR ACCESS TO EMPLOYMENT CENTRES, SCHOOLS AND LEISURE FACILITIES.

The accommodation:

Entrance:
Composite door to the front, stained glass windows.

Hall:
Large open hallway providing easy access to all adjoining rooms, options for furniture, cloaks cupboard and radiator.

Lounge: 14'9" 4.50m plus bay x 12'1" 3.68m
UPVC bay window to the front, UPVC window, gas fire with surround and radiator.

Dining Room: 12'1" 3.68m x 10'1" 3.07m
UPVC window, gas fire, storage and radiator.

Kitchen: 13'0" 3.96m x 10'2" 3.10m
Two UPVC windows, UPVC door to the rear, fitted with a range of matching wall and base units with work surfaces above incorporating sink with drainer, integrated gas hob and oven, plumbed for washing machine, plumbed for dishwasher and radiator.

Bedroom One: 14'0" 4.27m x 11'1" 3.38m plus bay
UPVC bay window to the front, fitted wardrobes with vanity and radiator.

Bedroom Two: 11'0" 3.35m x 10'9" 3.28m
UPVC window and radiator.

Bathroom wc:
UPVC window, large shower, bath, wash hand basin, part

cladded walls and heated towel rail.

WC:
UPVC window, raised wc for accessibility and fully cladded.

Externally:
There are gardens all around the property. There is a mature planted and lawned garden to the front, a rear paved/gravelled area which has been designed to facilitate accessibility. There is a large driveway providing off street parking.

Garage:
There is a garage with an electric roller door and a coal shed.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: FIBRE
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.

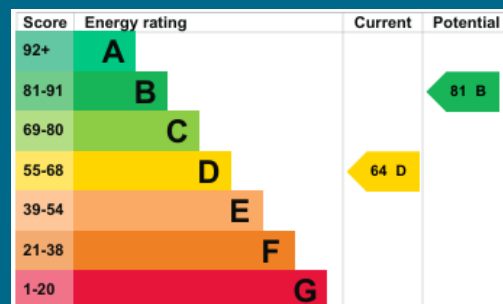
TENURE

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

COUNCIL TAX BAND: C
EPC RATING: D

Agents Note: The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved

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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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