



Reasby Gardens | Ryton | NE40 3AR

**OIEO £130,000**



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**Semi Detached House**

**Well Presented**

**Front & Rear Garden**

**Driveway**

**Two Double Bedrooms**

**Local Transport Links**

**No Onward Chain**

**Local Schools**

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THIS TWO-BEDROOM SEMI-DETACHED HOUSE IS FOR SALE IN RYTON AND IS PRESENTED IN GOOD CONDITION, WITH NO ONWARD CHAIN. THE PROPERTY OFFERS A RECEPTION ROOM WITH LARGE WINDOWS, A KITCHEN BENEFITING FROM NATURAL LIGHT, A BATHROOM WITH SHOWER OVER BATH, AND TWO DOUBLE BEDROOMS. THE MAIN BEDROOM INCLUDES BUILT-IN WARDROBES. THERE ARE FRONT AND REAR GARDENS PROVIDING OUTDOOR SPACE.

THE HOUSE IS SITUATED WITHIN RYTON, A RESIDENTIAL AREA TO THE WEST OF NEWCASTLE UPON TYNE. RYTON VILLAGE CENTRE OFFERS A RANGE OF EVERYDAY AMENITIES INCLUDING LOCAL SHOPS, CAFÉS AND SERVICES, WITH FURTHER FACILITIES AVAILABLE IN NEARBY BLAYDON AND PRUDHOE. RYTON WILLOWS LOCAL NATURE RESERVE AND RIVERSIDE WALKS ALONG THE TYNE ARE WITHIN EASY REACH BY CAR OR BICYCLE, OFFERING GREEN SPACE AND RECREATIONAL ROUTES.

THERE ARE PUBLIC TRANSPORT LINKS TO SURROUNDING TOWNS AND INTO NEWCASTLE. BUS SERVICES RUN FROM RYTON TOWARDS NEWCASTLE CITY CENTRE, TYPICALLY TAKING AROUND 35-45 MINUTES DEPENDING ON THE ROUTE AND TRAFFIC. THE NEAREST MAINLINE RAIL SERVICES ARE AVAILABLE FROM BLAYDON STATION, APPROXIMATELY 10 MINUTES' DRIVE AWAY, WITH TRAINS TO NEWCASTLE IN AROUND 10 MINUTES AND TO HEXHAM IN ABOUT 25-30 MINUTES.

THE AREA INCLUDES NEARBY SCHOOLS SERVING A RANGE OF AGE GROUPS, MAKING THE LOCATION PRACTICAL FOR HOUSEHOLDS WANTING ACCESS TO LOCAL EDUCATION. WITH ITS TWO DOUBLE BEDROOMS, GARDENS AND LINKS TO LOCAL AMENITIES, THIS SEMI-DETACHED HOUSE MAY BE OF PARTICULAR INTEREST TO FIRST-TIME BUYERS SEEKING A HOME IN RYTON.

The accommodation:

Entrance Hall:  
UPVC door to the front and radiator.

Lounge:  
14'2" 4.32m x 11'7" 3.53m into alcove  
UPVC window to the front, electric fire with surround and radiator.

Kitchen:  
14'7" 4.45m x 7'3" 2.21m  
UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit and drainer, tiled splash backs, double oven and grill, extractor hood, plumbing for washing machine and pantry.

First Floor Landing:  
UPVC window and loft access.

Bedroom One:  
11'9" 3.58m into alcove x 11'7" 3.53m  
UPVC window to the front, fitted storage and radiator.

Bedroom Two:  
9'11" 3.02m x 8'10" 2.69m  
UPVC window to the rear and radiator.

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

Externally:  
There are gardens to both the front and rear of the property and a driveway providing off street parking.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS  
Broadband: FIBRE  
Mobile Signal Coverage Blackspot: No  
Parking: OFF STREET PARKING

#### MINING

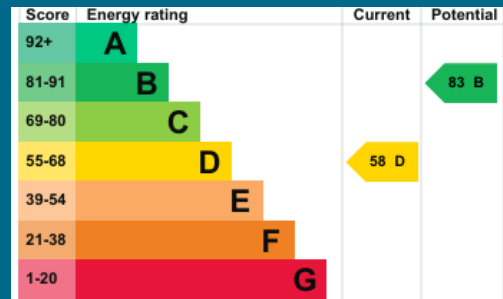
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any. The North East region is famous for its rich mining heritage. We have been advised that 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: A  
EPC RATING: D

RY00007426 VS.VS.11.03.2026 V1



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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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