



Wagtail Gardens | Ryton | NE40 3FG

£260,000



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2

WELL PRESENTED

STYLISH THROUGHOUT

UTILITY ROOM

GROUND FLOOR WC

IMPRESSIVE MASTER SUITE

VIEWING ADVISED

TWO PARKING SPACES

REAR GARDEN

RMS | Rook
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THIS THREE-BEDROOM SEMI-DETACHED TOWN HOUSE IS FOR SALE IN RYTON, OFFERING ACCOMMODATION IN GOOD CONDITION AND SUITED TO FIRST-TIME BUYERS AND FAMILIES.

ARRANGED OVER MULTIPLE LEVELS, THE PROPERTY INCLUDES A KITCHEN WITH NATURAL LIGHT, INTEGRATED APPLIANCES AND ACCESS TO THE REAR GARDEN. THERE IS ALSO A USEFUL UTILITY ROOM. THE REAR GARDEN FEATURES DECKING, PROVIDING AN OUTDOOR SPACE FOR SEATING OR DINING. A DOWNSTAIRS WC ADDS CONVENIENCE ON THE GROUND FLOOR.

THE IMPRESSIVE MAIN BEDROOM IS A DOUBLE WITH EN-SUITE FACILITIES AND BUILT-IN STORAGE. THE SECOND BEDROOM IS ALSO A DOUBLE WITH FITTED STORAGE, WHILE THE THIRD BEDROOM IS A SINGLE. A FAMILY BATHROOM SERVES THE ADDITIONAL BEDROOMS. THE PROPERTY FURTHER BENEFITS FROM TWO PARKING SPACES AND HAS BEEN UPGRADED BY THE CURRENT OWNER.

RYTON OFFERS A RANGE OF LOCAL AMENITIES INCLUDING SHOPS, CAFÉS AND SERVICES IN AND AROUND THE VILLAGE CENTRE AND NEARBY CRAWCROOK. THERE ARE SEVERAL PRIMARY AND SECONDARY SCHOOLS IN THE WIDER AREA, ALONG WITH ACCESS TO LOCAL PARKS AND RIVERSIDE WALKS ALONG THE TYNE VALLEY.

PUBLIC TRANSPORT LINKS ARE AVAILABLE VIA LOCAL BUS SERVICES CONNECTING RYTON WITH NEWCASTLE UPON TYNE, GATESHEAD AND HEXHAM. RAIL CONNECTIONS CAN BE ACCESSED AT BLAYDON STATION, TYPICALLY REACHED IN AROUND 10 MINUTES BY CAR, WITH SERVICES TOWARDS NEWCASTLE AND HEXHAM. THE A1 AND A69 ARE ACCESSIBLE BY ROAD FOR TRAVEL ACROSS TYNESIDE AND FURTHER AFIELD.

The accommodation:

Entrance:

Composite door to the front, storage cupboard and radiator.

Lounge: 13'8" 4.17m x 10'5" 3.18m

UPVC windows, sliding doors and radiator.

Kitchen: 13'11" 4.4m x 11'0" 3.35m

UPVC window, UPVC French doors, fitted with a range of matching wall and base units with work surfaces above incorporating sink with drainer, gas hob, electric oven with grill, fridge freezer, storage cupboard, dining space and radiator.

Utility/WC:

Fitted with base units incorporating sink unit with drainer, low level wc.

First Floor Landing:

Bedroom Two: 13'11" 4.24m max x 9'3" 2.82m

UPVC window, storage and radiator.

Bedroom Three: 11'9" 3.58m x 6'10" 2.08m

UPVC window and radiator.

Bathroom wc:

Bath, low level wc, wash hand basin, part tiled and radiator.

Second Floor Landing:

UPVC window and radiator.

Bedroom One: 18'9" 5.72m x 13'11" 4.24m

UPVC window, fitted storage and radiator.

En Suite:

Large walk in shower, wash hand basin, low level wc and heated towel rail.

Externally:

There is a double driveway to the front providing off street parking and to the rear an enclosed garden.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE TO PREMISES

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.

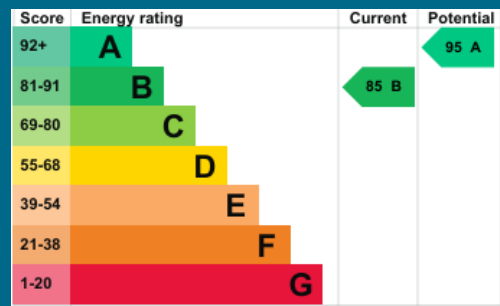
TENURE

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: D

EPC RATING: B

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