



Dene Close | Ryton | NE40 3RZ

**OIEO £210,000**



**EXTENDED**

**THREE BEDROOMS**

**CUL DE SAC**

**TWO RECEPTION ROOMS**

**GARAGE**

**DRIVEWAY**

**NO ONWARD CHAIN**

**VIEWING ESSENTIAL**

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

THE GROUND FLOOR OFFERS TWO RECEPTION ROOMS. THE MAIN RECEPTION FEATURES LARGE WINDOWS AND A FIREPLACE, PROVIDING A COMFORTABLE LIVING SPACE. THE SECOND RECEPTION HAS BEEN EXTENDED AND BENEFITS FROM DIRECT ACCESS TO THE REAR ENCLOSED GARDEN, CREATING A USEFUL AREA FOR DINING OR ADDITIONAL SEATING. THE EXTENDED KITCHEN INCLUDES DINING SPACE AND IS SUPPORTED BY A SEPARATE UTILITY ROOM. A DOWNSTAIRS WC ADDS FURTHER PRACTICALITY. THERE IS ALSO AN OFFICE OR STORE, OFFERING FLEXIBLE USE FOR HOME WORKING OR STORAGE.

UPSTAIRS, THERE ARE TWO DOUBLE BEDROOMS, BOTH WITH BUILT-IN WARDROBES, AND A FURTHER SINGLE BEDROOM. THE BATHROOM IS FITTED WITH A SHOWER OVER THE BATH.

EXTERNALLY, THE PROPERTY INCLUDES A GARAGE AND DRIVEWAY, ALONG WITH AN ENCLOSED REAR GARDEN. THE PROPERTY IS OFFERED WITH NO ONWARD CHAIN.

RYTON PROVIDES A RANGE OF LOCAL AMENITIES INCLUDING SHOPS, CAFÉS AND SERVICES ALONG THE VILLAGE CENTRE AND NEARBY RYTON MAIN ROAD. THERE ARE PRIMARY AND SECONDARY SCHOOLS IN THE AREA, MAKING IT A PRACTICAL LOCATION FOR FAMILIES. LOCAL GREEN SPACES SUCH AS RYTON WILLOWS AND NEARBY RIVERSIDE WALKS ALONG THE TYNE OFFER OPPORTUNITIES FOR OUTDOOR RECREATION.

PUBLIC TRANSPORT LINKS INCLUDE BUS SERVICES TOWARDS NEWCASTLE UPON TYNE, GATESHEAD AND SURROUNDING AREAS. RAIL CONNECTIONS ARE AVAILABLE FROM BLAYDON STATION, APPROXIMATELY A 10-15 MINUTE DRIVE AWAY, WITH SERVICES TO NEWCASTLE IN AROUND 10 MINUTES AND TO HEXHAM IN ABOUT 25 MINUTES, PROVIDING ACCESS TO WIDER REGIONAL DESTINATIONS.

The accommodation:

Porch:  
UPVC door, UPVC windows, wooden door to;

Hall:  
Cloaks cupboard and radiator.

Lounge: 13'4" 4.06m into alcove x 12'4" 3.76m  
UPVC window, electric fire with surround and radiator.

Dining Room: 17'1" 5.21m x 10'7" 3.22m max  
Extended. UPVC French doors to the garden and radiator.

Kitchen: 14'3" 4.34m x 9'9" 2.97m  
Extended. UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit with drainer, integrated gas hob, integrated electric oven with grill, extractor hood, integrated fridge, plumbed for washing machine, Pantry, dining space and radiator.

Utility Room:  
Skylight, plumbed for washing machine and access to garage.

WC:  
Low level wc, vanity wash hand basin and radiator.

Office/Store:  
UPVC window and UPVC door to the garden.

First Floor Landing:  
UPVC window.

Bedroom One: 12'10" 3.91m x 9'7" 2.92m plus robes  
UPVC window, fitted wardrobes with drawers and radiator.

Bedroom Two: 11'9" 3.58m x 8'8" 2.64m  
UPVC window, fitted wardrobe and radiator.

Bedroom Three: 8'1" 2.46m x 7'7" 2.31m  
UPVC window and radiator.

Bathroom wc:  
UPVC window, bath with shower, comfort height wc, vanity wash hand basin and radiator.

Externally:  
There is an enclosed garden to the rear and to the front there is a garden with a driveway providing off street parking leading to;

Garage:  
Electric roller door.

#### 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 mining heritage.

#### Agents Note:

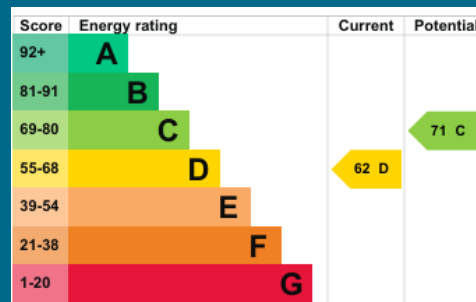
It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take necessary steps to advise accordingly.

#### TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.  
Length of Lease: 999 years from 1966  
Ground Rent: £14 per annum

COUNCIL TAX BAND: C  
EPC RATING: D

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T: 0191 4131313

ryton@rmsestateagents.co.uk

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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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