



Park Field | Ryton | NE40 3RJ

**OIEO £180,000**



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**SUPERB OPEN PLAN LIVING**

**AMPLE PARKING**

**GARAGE**

**REAR GARDEN**

**LOG BURNER**

**UPDATED BATHROOM**

**FREEHOLD**

**VIEWING ADVISED**

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

THE GROUND FLOOR FEATURES AN OPEN-PLAN RECEPTION ROOM WITH WOOD FLOORS, INCORPORATING LIVING AND DINING SPACE AND FLOWING DIRECTLY INTO THE OPEN-PLAN KITCHEN. THE KITCHEN INCLUDES A BREAKFAST AREA AND PROVIDES CONVENIENT ACCESS TO THE LARGE REAR GARDEN, WHICH OFFERS GENEROUS OUTDOOR SPACE. THE RECEPTION AREA ALSO BENEFITS FROM A LOG BURNER, AND DOORS LEAD OUT TO THE GARDEN, CREATING A USABLE CONNECTION BETWEEN INDOORS AND OUTDOORS. THERE IS AMPLE OFF-STREET PARKING TO THE FRONT, ALONG WITH A GARAGE.

UPSTAIRS, THERE ARE TWO DOUBLE BEDROOMS, BOTH WITH BUILT-IN STORAGE, AND A SINGLE BEDROOM, ALSO WITH BUILT-IN STORAGE. THE BATHROOM HAS BEEN RECENTLY UPDATED.

RYTON OFFERS A RANGE OF LOCAL AMENITIES INCLUDING SHOPS, CAFÉS AND EVERYDAY SERVICES ALONG THE NEARBY HIGH STREET. THERE ARE SEVERAL NEARBY SCHOOLS IN THE AREA, MAKING THE LOCATION SUITABLE FOR FAMILIES. LOCAL PARKS AND GREEN SPACES AROUND RYTON PROVIDE OPPORTUNITIES FOR WALKING AND RECREATION.

PUBLIC TRANSPORT LINKS ARE AVAILABLE VIA BUS SERVICES CONNECTING RYTON WITH NEWCASTLE UPON TYNE AND SURROUNDING AREAS. THE NEAREST MAINLINE RAIL SERVICES ARE TYPICALLY ACCESSED FROM BLAYDON OR WYLAM STATIONS, WHICH OFFER ROUTES INTO NEWCASTLE IN AROUND 10-20 MINUTES BY TRAIN, DEPENDING ON SERVICE. ROAD LINKS VIA THE A695 AND A1 PROVIDE ACCESS ACROSS TYNESIDE AND BEYOND.

The accommodation:

Entrance:  
Composite door to the front, UPVC window and radiator.

Dining Room: 12'0" 3.66m into alcove x 12'0" 3.66m  
Two UPVC windows, solid wood floor, radiator and open plan to;

Lounge: 16'4" 4.98m into alcove x 11'2" 3.40m  
UPVC window, UPVC French doors, log burner, solid wood flooring, radiator and open plan to;

Kitchen: 10'11" 3.33m x 9'4" 2.84  
Composite door, UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating sink with drainer, integrated induction hob, electric oven, extractor hood, plumbed for washing machine and dishwasher, Breakfast bar, skylight and vertical radiator.

First Floor Landing:  
UPVC window.

Bedroom One: 13'0" 3.96m x 10'10" 3.30m into alcove  
Two UPVC windows, fireplace, two storage cupboards and radiator.

Bedroom Two: 11'0" 3.35m x 8'10" 2.69m  
UPVC window, storage and radiator.

Bedroom Three: 7'6" 2.29m x 6'9" 2.06m plus radiator  
UPVC window, storage and radiator.

Bathroom:  
Two UPVC windows, bath with shower over, low level wc, vanity wash hand basin, part tiled and heated towel rail.

Externally:  
To the rear of the property there is a lawned garden with a patio area. To the front there is a garden with off street parking and a detached garage.

#### 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: B

EPC RATING: TBC

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EPC WILL GO HERE

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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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