



Reasby Gardens | Ryton | NE40 3AR

OIEO £130,000



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REFURBISHED

NO ONWARD CHAIN

STYLISH KITCHEN

STYLISH BATHROOM

TWO DOUBLE BEDROOMS

OFF STREET PARKING

POPULAR LOCATION

VIEWING ADVISED

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THIS TWO-BEDROOM SEMI-DETACHED HOUSE IS FOR SALE IN RYTON AND IS WELL SUITED TO FIRST-TIME BUYERS LOOKING TO MOVE INTO A HOME WHICH HAS BEEN MODERNISED BY THE CURRENT OWNER WITH NO ONWARD CHAIN.

INSIDE, THE PROPERTY OFFERS A BRIGHT RECEPTION ROOM WITH LARGE WINDOWS, CREATING A COMFORTABLE SPACE FOR RELAXING AND DINING. THE NEWLY FITTED KITCHEN BENEFITS FROM NATURAL LIGHT AND INCLUDES A USEFUL BREAKFAST AREA, MAKING IT A PRACTICAL HUB OF THE HOME. THERE ARE TWO DOUBLE BEDROOMS, PROVIDING FLEXIBLE SPACE FOR COUPLES, SMALL FAMILIES OR A GUEST ROOM AND HOME OFFICE. THE NEWLY FITTED BATHROOM FEATURES A SHOWER OVER BATH.

OUTSIDE, THE PROPERTY ENJOYS AN ENCLOSED REAR GARDEN, IDEAL FOR ENJOYING OUTDOOR SPACE WITH ADDED PRIVACY. OFF-STREET PARKING ADDS FURTHER CONVENIENCE.

RYTON OFFERS A RANGE OF LOCAL AMENITIES, WITH SHOPS, CAFÉS AND EVERYDAY SERVICES AVAILABLE IN THE VILLAGE CENTRE. GREENSPACE CAN BE FOUND AT NEARBY LOCAL PARKS AND ALONG THE RIVER TYNE, POPULAR FOR WALKS AND CYCLING.

PUBLIC TRANSPORT LINKS ARE AVAILABLE VIA LOCAL BUS SERVICES CONNECTING RYTON WITH NEWCASTLE UPON TYNE, GATESHEAD AND SURROUNDING AREAS, OFFERING OPTIONS FOR COMMUTING OR LEISURE. ROAD LINKS ALSO PROVIDE STRAIGHTFORWARD ACCESS TO THE A1 AND WIDER REGIONAL DESTINATIONS.

THIS SEMI-DETACHED TWO-BEDROOM HOUSE FOR SALE COMBINES PRACTICAL ACCOMMODATION, AN ENCLOSED REAR GARDEN AND OFF-STREET PARKING IN A LOCATION WITH PUBLIC TRANSPORT LINKS AND VILLAGE AMENITIES WITHIN REACH.

The accommodation:

Entrance:

UPVC door to the front and radiator.

Lounge: 14'1" 4.29m x 11'7" 3.53m into alcove
UPVC window and radiator.

Kitchen: 14'7" 4.45m x 7'3" 2.21m

Two UPVC windows, UPVC door, fitted with a range of matching wall and base units with work surfaces above incorporating sink with drainer, integrated electric hob and oven, integrated fridge freezer, Breakfast bar and radiator.

First Floor Landing:

UPVC window and loft access.

Bedroom One: 14'8" 4.47m into alcoves x 11'9" 3.58m
UPVC window, storage and radiator.

Bedroom Two: 9'1" 3.02m x 8'10" 2.69m
UPVC window and radiator.

Bathroom wc:

UPVC window, bath with shower, vanity wash hand basin, low level wc, part tiled and heated towel rail.

Externally:

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

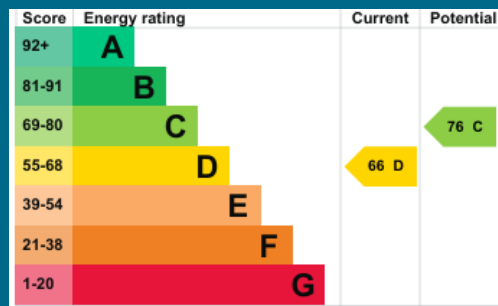
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

EPC RATING: D

Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an associate of an employee of Rook Matthews Sayer.

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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.