



South Grove | Ryton | NE40 3JW

OIEO £140,000



THREE BEDROOM HOME

SPACIOUS LIVING AREA

GROUND FLOOR WC

LARGE GARDENS

SUMMER HOUSE

ON STREET PARKING

FREEHOLD

VIEWING ADVISED

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THIS THREE-BEDROOM SEMI-DETACHED HOUSE IS FOR SALE IN RYTON, OFFERING ACCOMMODATION SUITED TO FIRST-TIME BUYERS AND FAMILIES. THE GROUND FLOOR INCLUDES A SPACIOUS LIVING ROOM FEATURING A FIREPLACE AND FRENCH DOORS OPENING DIRECTLY ONTO THE GARDEN, CREATING A CLEAR LINK BETWEEN INDOOR AND OUTDOOR SPACE. THE KITCHEN BENEFITS FROM NATURAL LIGHT, AND THERE IS A USEFUL DOWNSTAIRS WC.

UPSTAIRS, THE PROPERTY PROVIDES ONE DOUBLE BEDROOM AND TWO SINGLE BEDROOMS. THE BATHROOM INCLUDES A CORNER BATH.

OUTSIDE, THE HOUSE FEATURES LARGE GARDENS, PROVIDING SCOPE FOR PLAY, PLANTING OR GENERAL OUTDOOR USE, ALONG WITH A SUMMER HOUSE THAT OFFERS ADDITIONAL FLEXIBLE SPACE FOR HOBBIES OR STORAGE.

THE PROPERTY IS LOCATED IN RYTON, WITH NEARBY SCHOOLS CONTRIBUTING TO THE AREA'S APPEAL FOR HOUSEHOLDS WITH CHILDREN. RYTON'S LOCAL AMENITIES INCLUDE SHOPS AND SERVICES IN AND AROUND THE VILLAGE CENTRE, WHILE NEARBY COUNTRYSIDE AND RIVERSIDE WALKS ALONG THE TYNE OFFER ADDITIONAL LEISURE OPPORTUNITIES.

PUBLIC TRANSPORT IS AVAILABLE VIA BLAYDON AND WYLAM RAILWAY STATIONS, WHICH PROVIDE SERVICES TOWARDS NEWCASTLE AND HEXHAM; JOURNEY TIMES TO NEWCASTLE CENTRAL STATION ARE TYPICALLY AROUND 15-20 MINUTES FROM BLAYDON. LOCAL BUS ROUTES FROM RYTON OFFER REGULAR CONNECTIONS INTO NEWCASTLE AND SURROUNDING AREAS. ROAD LINKS VIA THE A695 PROVIDE ACCESS TOWARDS THE A1 AND WIDER REGIONAL DESTINATIONS.

OVERALL, THIS THREE-BEDROOM SEMI-DETACHED HOUSE FOR SALE IN RYTON COMBINES A RECEPTION ROOM WITH GARDEN ACCESS, LARGE GARDENS WITH A SUMMER HOUSE, AND PROXIMITY TO LOCAL SCHOOLS AND TRANSPORT LINKS.

The accommodation:

Entrance:

UPVC door to the front and radiator.

Lounge: 19'3" 5.87m x 10'9" 3.28m into alcove

UPVC window, UPVC French doors to the rear leading to a decked balcony, gas fire with surround, solid wood flooring and radiator.

Kitchen: 9'10" 2.99m x 7'10" 2.39m

UPVC window, UPVC door, 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, electric oven and plumbed for washing machine.

WC:

UPVC window, low level wc, wash hand basin and heated towel rail.

First Floor Landing:

UPVC window and storage.

Bedroom One: 11'8" 3.56m x 9'10" 2.99m

UPVC window and radiator.

Bedroom Two: 8'8" 2.64m x 7'9" 2.36m plus radiator

UPVC window and radiator.

Bedroom Three: 9'0" 2.74m x 6'10" 2.08m

UPVC window and radiator.

Bathroom:

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

Externally:

There are large lawned gardens to the front, side and to the rear with summerhouse and decking.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE TO PREMISES

Mobile Signal Coverage Blackspot: No

Parking: ON STREET

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: 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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