



Greenside Road | Ryton | NE40 4LF

£325,000



SEMI DETACHED HOUSE

THREE BEDROOMS

STUNNING LOCATION

GROUND FLOOR SHOWER

UTILITY ROOM

GARDENS

DRIVEWAY

VIEWING RECOMMENDED

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THIS THREE-BEDROOM SEMI-DETACHED HOUSE IS OFFERED FOR SALE IN A PEACEFUL AND SOUGHT-AFTER AREA OF RYTON, PROVIDING AN ATTRACTIVE BALANCE OF GREEN SURROUNDINGS AND LOCAL AMENITIES. THE PROPERTY IS SET IN A STUNNING, QUIET LOCATION WITH PARKING FOR SEVERAL CARS, MAKING IT WELL SUITED TO HOUSEHOLDS WITH MULTIPLE VEHICLES OR REGULAR VISITORS.

INTERNALLY, THE HOUSE IS PRESENTED IN IMMACULATE CONDITION. THERE IS ONE RECEPTION ROOM AND AN OUTSTANDING KITCHEN, WHICH FEATURES A KITCHEN ISLAND OFFERING ADDITIONAL WORKSPACE AND AN IDEAL FOCAL POINT FOR EVERYDAY LIVING AND INFORMAL DINING. THE PROPERTY ALSO BENEFITS FROM TWO BATHROOMS, SUPPORTING PRACTICAL MODERN FAMILY LIFE.

RYTON IS KNOWN FOR ITS ACCESS TO GREEN SPACES, WITH NEARBY COUNTRYSIDE WALKS AND LOCAL PARKS PROVIDING OPPORTUNITIES FOR OUTDOOR RECREATION. THE VILLAGE CENTRE OFFERS DAY-TO-DAY AMENITIES, INCLUDING SHOPS, CAFÉS AND SERVICES, WHILE THE WIDER AREA INCLUDES REPUTABLE PRIMARY AND SECONDARY SCHOOLS WITHIN A SHORT DRIVE.

PUBLIC TRANSPORT LINKS ARE ACCESSIBLE VIA NEARBY BLAYDON AND WYLAM RAILWAY STATIONS, BOTH TYPICALLY REACHABLE IN AROUND 10-15 MINUTES BY CAR. FROM BLAYDON, REGULAR SERVICES RUN TO NEWCASTLE CENTRAL STATION IN APPROXIMATELY 10 MINUTES AND TO HEXHAM IN AROUND 35 MINUTES, CONNECTING RESIDENTS TO REGIONAL EMPLOYMENT, RETAIL AND LEISURE DESTINATIONS. LOCAL BUS ROUTES THROUGH RYTON AND ALONG THE A695 PROVIDE FURTHER CONNECTIONS INTO NEWCASTLE, GATESHEAD AND SURROUNDING VILLAGES.

OVERALL, THIS THREE-BEDROOM SEMI-DETACHED HOUSE FOR SALE IN RYTON PRESENTS A WELL-FINISHED HOME IN AN APPEALING, GREEN AND CONVENIENT SETTING.

The accommodation:

Entrance:

Composite door to the front and radiator.

Hallway:

UPVC windows, exposed stonework and under stairs storage.

Lounge: 13'4" 4.06m into bay x 11'7" 3.53m into alcove

UPVC bay window to the front, log burner, exposed stonework, fitted storage and vertical radiator.

Kitchen: 13'3" 4.04m x 10'9" 3.28m

UPVC French doors to the garden, fitted with a range of matching wall, base and tall units with Deckton by Cosentino work surfaces above incorporating double electric air fry oven, large five burner induction hob with extractor, hot water tap, Kitchen Island with solid wood work surfaces, sink unit, integrated fridge freezer, wine fridge, dishwasher, larder with sliding pocket doors and vertical radiator.

Utility Room:

Composite door to the garden, UPVC window, fitted with a range of base and tall units with solid wood work surfaces and plumbing for washing machine.

Shower Room:

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

First Floor Landing:

UPVC window, loft access and exposed stonework.

Bedroom One: 12'5" 3.78m x 8'4" 2.54m

UPVC window, fitted wardrobes and radiator.

Bedroom Two: 11'11" 3.63m x 10'6" 3.20m

UPVC window, fitted wardrobes and radiator.

Bedroom Three: 8'11" 2.72m x 7'11" 2.41m

UPVC window, fitted wardrobes and radiator.

Bathroom:

UPVC window, free standing bath, vanity wash hand basin, low level wc and heated towel rail.

Externally:

There are gardens to both the front and the rear and parking for several cars.

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.

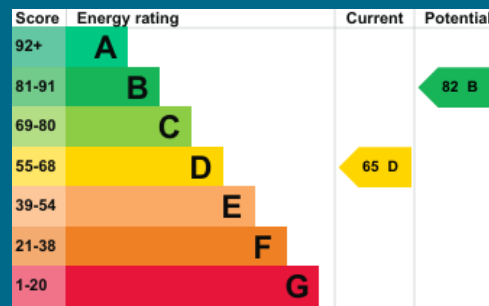
TENURE

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: C

EPC RATING: D

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