



North View | Ryton | NE40 3BG

OIEO £150,000



2



1



1

TWO DOUBLE BEDROOMS

OPEN PLAN KITCHEN/DINER

LOUNGE WITH FIREPLACE

NEUTRAL DECOR

FRONT GARDEN

REAR YARD

OUTSIDE WC

VIEWING ADVSIED

RMS | Rook
Matthews
Sayer

THIS TWO-BEDROOM TERRACED HOUSE IS OFFERED FOR SALE IN BARMOOR, RYTON, PRESENTING A PRACTICAL OPTION FOR FIRST-TIME BUYERS, INVESTORS AND FAMILIES. NEUTRALLY DECORATED THROUGHOUT, THE PROPERTY COMBINES A COTTAGE FEEL WITH WELL-PLANNED ACCOMMODATION AND LOCAL CONVENIENCE. THE GROUND FLOOR FEATURES AN OPEN-PLAN KITCHEN WITH DINING SPACE AND GOOD NATURAL LIGHT, CREATING A SOCIABLE AREA FOR EVERYDAY LIVING. THE KITCHEN OPENS UP TO THE RECEPTION ROOM, WHICH INCLUDES WOOD FLOORS, LARGE WINDOW AND A FIREPLACE WITH WOOD-BURNING STOVE, PROVIDING A FOCAL POINT AND A COMFORTABLE SETTING FOR RELAXATION AND ENTERTAINING. THE RECEPTION ROOM ALSO FEATURES A UNIQUE BUILT-IN WORK STATION, CONVENIENT FOR WORKING FROM HOME, THAT CAN BE CLOSED OFF IF REQUIRED TO PROVIDE A CALM AND QUIET ENVIRONMENT. UPSTAIRS, THERE ARE TWO DOUBLE BEDROOMS. THE MAIN BEDROOM INCLUDES A WALK-IN CLOSET, WHILE THE SECOND DOUBLE BEDROOM BENEFITS FROM A CONVENIENT STORAGE CUPBOARD. THE BATHROOM IS FITTED WITH A HEATED TOWEL RAIL. AN ADDITIONAL OUTDOOR W/C ADDS FURTHER PRACTICALITY WHILST ENTERTAINING. THE PROPERTY IS WELL PLACED FOR NEARBY SCHOOLS AND LOCAL AMENITIES WITHIN RYTON, INCLUDING SHOPS, CAFÉS AND EVERYDAY SERVICES. RYTON'S VILLAGE CENTRE OFFERS A TRADITIONAL HIGH STREET ENVIRONMENT, WHILE NEARBY COUNTRYSIDE AND RIVERSIDE WALKS ALONG THE TYNE ARE WITHIN EASY REACH. PUBLIC TRANSPORT OPTIONS INCLUDE ACCESS TO BUS ROUTES TOWARDS NEWCASTLE UPON TYNE AND SURROUNDING AREAS. RAIL SERVICES ARE AVAILABLE FROM NEARBY WYLAM AND BLAYDON STATIONS, PROVIDING CONNECTIONS INTO NEWCASTLE, WITH TYPICAL JOURNEY TIMES OF AROUND 15-20 MINUTES, AND ONWARD LINKS ACROSS THE REGION. LOCATED IN A SOUGHT-AFTER AREA OF RYTON, THIS TERRACED HOUSE OFFERS AN APPEALING COMBINATION OF TWO DOUBLE BEDROOMS, A CHARACTER FIREPLACE, COTTAGE FEEL AND CONVENIENT ACCESS TO SCHOOLS AND AMENITIES, MAKING IT SUITABLE FOR A RANGE OF BUYERS.

The accommodation:

Hallway:

Double glazed external door, stairs to first floor and radiator.

Lounge: 14'10" 4.52m x 13'2" 4.01m into alcove

Double glazed window to the front, log burner, exposed brick, under stairs office/storage with built in desk, restricted height, two radiators an open to;

Dining Kitchen: 15'2" 4.62m plus alcove x 7'10" 2.39m

Double glazed window to the rear, wooden door to the rear yard, decorative fireplace, fitted with a range of matching wall and base units with work surfaces above incorporating sink with drainer, electric oven, gas hob, cooker hood, storage cupboard with plumbing for washing machine.

First Floor Landing:

Loft access and storage cupboard.

Bedroom One: 14'10" 4.52m max x 13'2" 4.01m

Double glazed window to the front, walk in wardrobe and radiator.

Bedroom Two: 10'11" 3.33m max x 8'1" 2.46m

Double glazed window to the rear, wardrobe/storage cupboard and radiator.

Bathroom: 8'6" 2.59m x 8'0" 2.44m

Double glazed window to the rear, panelled bath with shower over, floating wash hand basin, wc and heated towel rail.

Externally:

There is a wild planted garden to the front with a pathway leading to the front door. To the rear there is a yard with access to the rear lane, a coal house and an outside wc,

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: UNKNOWN

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.

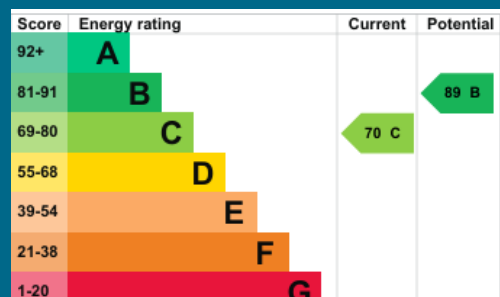
TENURE

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: C

RY00007565.VS.EW.10.07.2026.V.1.



T: 0191 4131313

ryton@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in

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.



T: 0191 4131313

ryton@rmsestateagents.co.uk

RMS | Rook Matthews Sayer