



# 6 Beechwood Avenue

Ryton



SANDERSON  
YOUNG









6 Beechwood Avenue  
Ryton, NE40 3LX

Beautifully Presented Five Bedroom, Three Storey Detached Family Home. Offering Five Double Bedrooms, Three Bathrooms Generous Living Room, Lovely Open Plan Kitchen, Dining & Living Room, Utility Room, Ample Off Street Parking with Parking For 2-3 Cars, Detached Double Garage & Gardens!

This highly impressive and modern family home is ideally situated on the tree lined cul de sac of Beechwood Avenue, Ryton. The delightful village of Ryton offers excellent transport links into Newcastle City Centre, the Tyne Valley, County Durham & the A1 Western Bypass, with the home being nestled in this long-established residential street and only a short walk away from excellent local amenities, shopping and a wealth of countryside parks.

**Price Guide:**  
Offers Over £530,000

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Constructed in 2011 and boasting in excess of 2680 sq/ft, the internal accommodation comprises: Spacious entrance hallway | Large front living room with log burning stove and lovely half height panelled walls | Open plan kitchen, dining & living room situated to the rear and enjoying plenty of natural light. The kitchen is particularly impressive and boasts modern cabinetry & worktops, integrated appliances throughout and a central island with breakfast bar. The living/dining space offers a pitched roof with glazed bifold doors onto the rear gardens | Separate utility room with side access | Ground floor WC.

The staircase then leads up to the first floor landing and onto three bedrooms | Bedroom two is placed to the rear and offers a large double bedrooms with ample fitted storage, as well as its own ensuite shower room WC | Bedroom three is a further large double room | Bedroom four is a smaller double bedroom | The family bathroom is accessed just off the landing and enjoys a modern four piece suite.

The staircase then continues up to the second floor and onto two further double rooms | The principal bedroom is a substantial double room with fitted storage | Bedroom five is a further large double room | Shower room WC.

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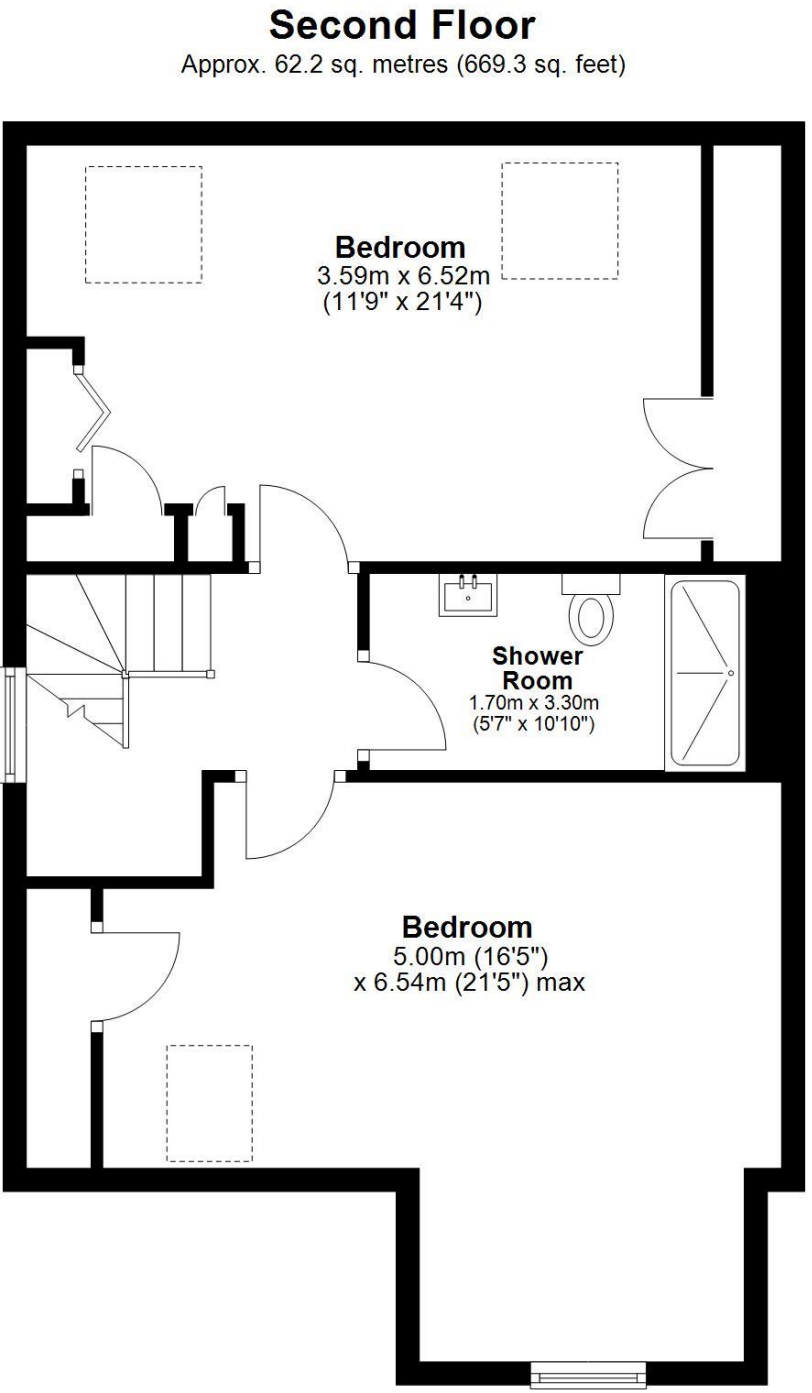
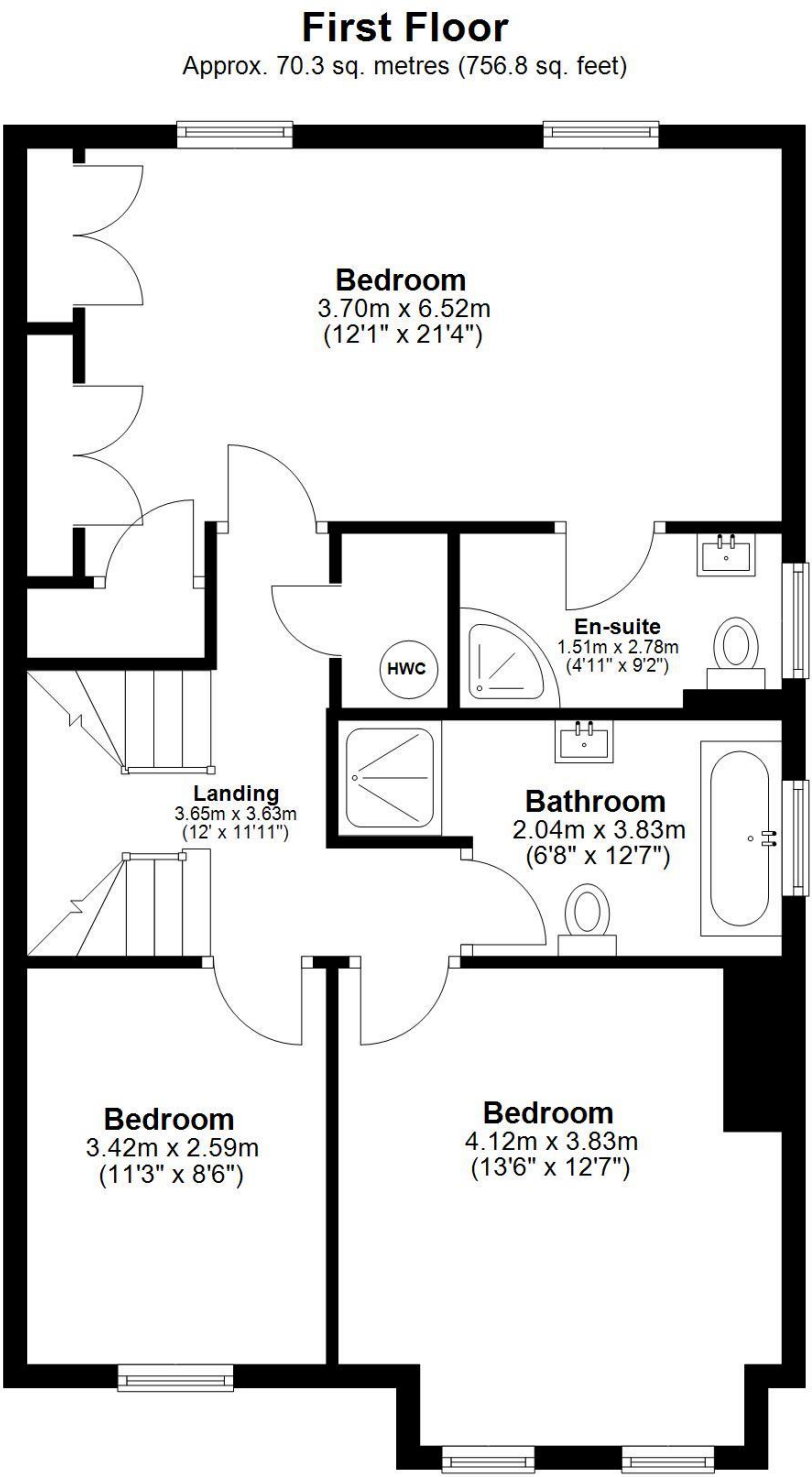
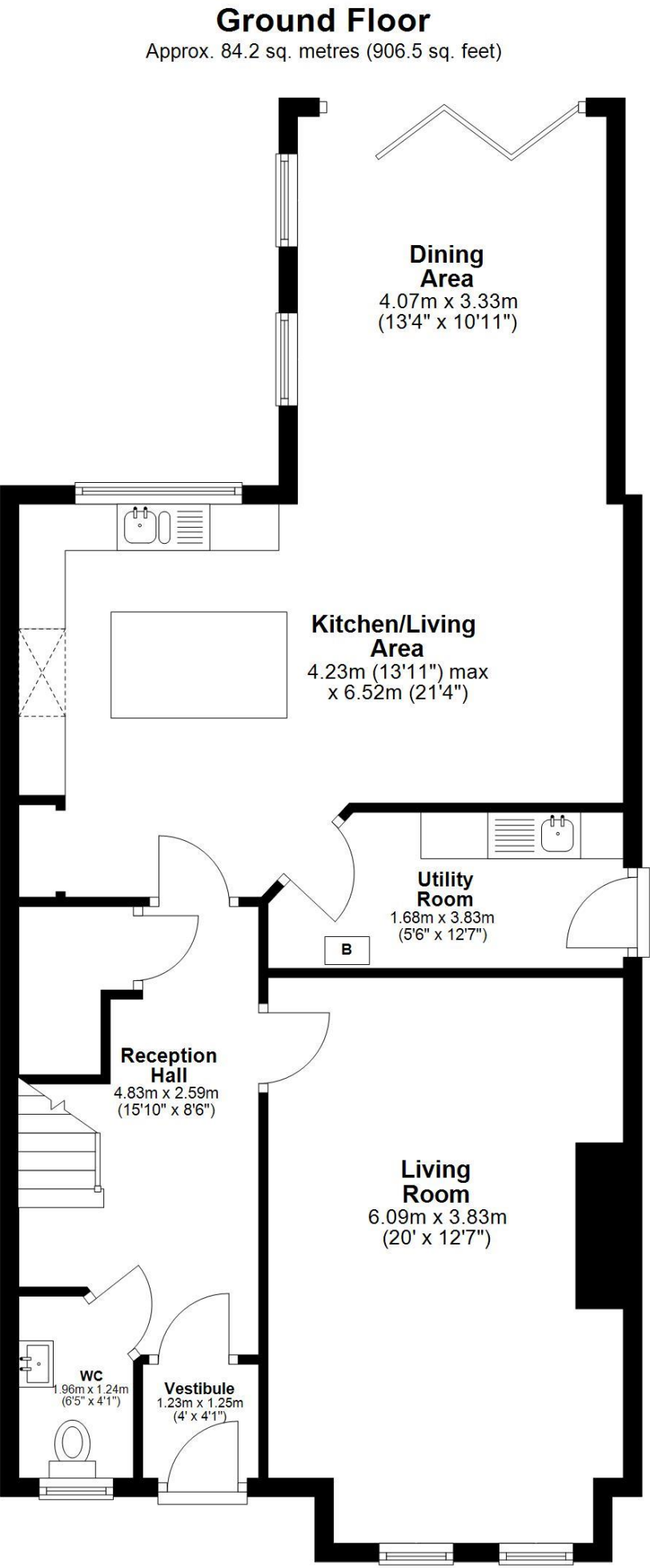
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Externally, the property is approached via a shared driveway with two other properties, which leads to its own private block paved driveway with gated access and parking for multiple vehicles | Detached garage | The rear gardens are laid partially to artificial turf and partially to a paved terrace to enjoy the sun in the warmer months.

The property also benefits from a new boiler installed less than 1 year ago that runs on a Hive System and also has Virgin Superfast Broadband.

Presented to an immaculate standard throughout and enjoying an enviable position within Ryton, early viewings are strongly encouraged to truly appreciate the quality of accommodation on offer at this fantastic family home!

Services | Mains; Electricity, Gas, Water, Drainage | Tenure; Freehold | Council Tax; Band F | Energy Performance Certificate; Rating C

Total area: approx. 216.7 sq. metres (2332.7 sq. feet)  
**6 Beechwood, Ryton**



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