



- 3 Bed Double Fronted Semi Detached House
- Spacious Breakfasting Kitchen
- Pleasant Cul-de-Sac Location
- Council Tax Band: A EPC: TBA
- Refurbished Family Accommodation
- Shower/WC
- Presented to a High Standard
- 19' Lounge with Fireplace and Bay
- Garden and Ample Parking
- Ideal for a Couple or Family

A well presented and recently updated, 3 bedroom semi detached house, within this popular village location close to schools and shops. The Reception Hall has stairs to first floor and door to the Lounge, with the focal point being a traditional style fire surround with inset electric fire and a large bay window to the front. The spacious Kitchen/Breakfast Room has been refitted with a range of modern units with contrasting worktops and incorporating a sink unit, electric oven, electric hob with extractor over, space for washing machine and built in storage cupboard. Stairs lead from the hall to the First Floor Landing, with loft access hatch. Bedroom 1 is to the front and has built in cupboard with gas combination boiler. Bedroom 2 has window to front and side and a built in cupboard. Bedroom 3 has window to side. The Shower/WC is fitted with a white suite with low level wc with concealed cistern, wash basin set into vanity unit and shower enclosure.

Externally, the Front Garden is laid to gravel with decking and a driveway to the side. There is an integral storage cupboard.

Ryton is a popular 'village' with excellent local amenities. There are good road and public transport links into Newcastle City Centre, the MetroCentre, Team Valley and other surrounding areas.

Reception Hall

Lounge 19'0" x 10'10" (5.800 x 3.311)

Kitchen 17'4" x 9'10" (5.294 x 3.016)

First Floor Landing

Bedroom 1 10'2" x 10'9" (3.115 x 3.277)

Bedroom 2 10'9" x 8'8" (3.302 x 2.659)

Bedroom 3 7'10" x 8'6" (2.406 x 2.600)

Shower Room 6'2" x 6'0" (1.895 x 1.850)



Energy Performance: Current C Potential B
 Council Tax Band: A
 Distance from School: Ryton Infant & Junior School: 0.7 Miles
 Thorp Academy: 0.6 Miles
 Distance from Newcastle International Airport: 8.5 Miles
 Distance from Newcastle Central Railway Station: 4.5 Miles
 Gateshead Council 0191 4333000
 All distances are approximate

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.