

# BRUNTON

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## RESIDENTIAL



**GIBSON BUILDINGS, RYTON, NE40**

**Offers Over £175,000**



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SOUTH FACING GARDEN | DESIRABLE AREA | GREAT TRANSPORT LINKS

Brunton Residential are pleased to present this charming two-bedroom, stone-built terraced property located on Gibson Buildings in Ryton, Crawcrook . The area boasts a wide array of local amenities, including shops, a library, churches, pubs, and excellent schools. Public transport links are conveniently close, with bus stops just 30 seconds away. The property also offers easy access to the Bypass, providing quick routes to major road links.

EPC RATING E - COUNCIL TAX - A







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The accommodation briefly comprises a modern, fully refurbished kitchen/diner, featuring integrated appliances such as an oven, hob, and a ceramic sink with a mixer tap. The stylish wood worktop surfaces and ample storage cupboards offer both functionality and aesthetic appeal, while a door leads to the exterior. At the rear of the property, you'll find a generously sized lounge with a Inglenook fireplace with multi fuel burner, along with a rear external door and stairs leading to the first-floor landing.

Upstairs, the first floor offers two well-proportioned bedrooms, each with fitted wardrobes, and one featuring exposed brickwork for added character. These rooms are served by a family bathroom, equipped with a bath, overhead shower, washbasin, and WC.

A loft room with ladder access and Velux windows provides valuable additional storage or potential living space.

Externally, the property boasts a south-facing garden with well-maintained lawn areas, complemented by patio and decked spaces perfect for outdoor relaxation. To the rear, there is a yard with neatly potted shrubs, space for one car, and a storage shed. The property benefits from triple glazing throughout, ensuring excellent insulation and energy efficiency.





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TENURE : Freehold

LOCAL AUTHORITY : Gateshead County Council

COUNCIL TAX BAND : A

EPC RATING : E



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		82	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>	52		(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	