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MARYSIDE PLACE, CLARA VALE, RYTON, NE40

Offers Over £170,000

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Delightful two-bedroom stone terraced home situated in the highly desirable location of Maryside Place in Clara Vale, Ryton.

This well-presented home with a ground floor featuring a generous open-plan living and kitchen area. The first floor hosts two well-proportioned bedrooms and a family bathroom. The property further benefits from a south-facing front garden.

Clara Vale boasts a strong community spirit, with a refurbished village hall. There are also excellent sports and green spaces, including children's play park, a cricket pitch and football grounds. Clara Vale also has a community orchard and allotment gardens.

Transport links are excellent, with regular bus services nearby and Wylam train station just over a mile away, offering direct rail access to Newcastle and Carlisle. The A69 is also within easy reach, providing fast road connections across the region. Newcastle International Airport is around five miles away.

Families will benefit from a choice of highly regarded primary schools close by, and Thorp Academy for secondary education is less than a mile from the village. Shops, GPs, and other everyday amenities are easily accessible in nearby Ryton, Crawcrook, and Wylam.

This is a fantastic opportunity to own a home in one of Tyne & Wear's most desirable and well-connected rural communities.

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The property offers a spacious and thoughtfully designed open-plan living and kitchen area, combining comfort, style, and practicality. At the heart of the home is a generous lounge featuring a charming Inglenook fireplace with a wood-burning stove, an inviting focal point for cosy evenings. A front-aspect window fills the room with natural light, while stairs rise to the first floor. Discreet under-stair cupboards provide valuable storage, along with built-in oak shelving in the alcoves.

The living area flows effortlessly into the well-equipped kitchen, which boasts a range of high-quality wall and base units, integrated appliances including a double oven, hob with extractor, and a fridge freezer. A stainless steel sink with mixer tap, tiled splashbacks, a designated seating area, and wooden flooring throughout complete this attractive space. A rear door offers convenient access to the outdoor courtyard.

Upstairs, the first-floor landing leads to two well-proportioned bedrooms—one double and one generous single, along with a modern family bathroom. The bathroom includes a WC, ceramic pedestal basin, bath with overhead shower, partially tiled walls, and a built-in cupboard with a hanging rail for additional storage.

Externally, the property boasts a large, south-facing front garden, enclosed by fencing and featuring a patio area and a wildflower border.. To the rear, a private courtyard offers further storage, including a log store, all within a walled boundary and with gated access to the rear lane. Along with a bike box.



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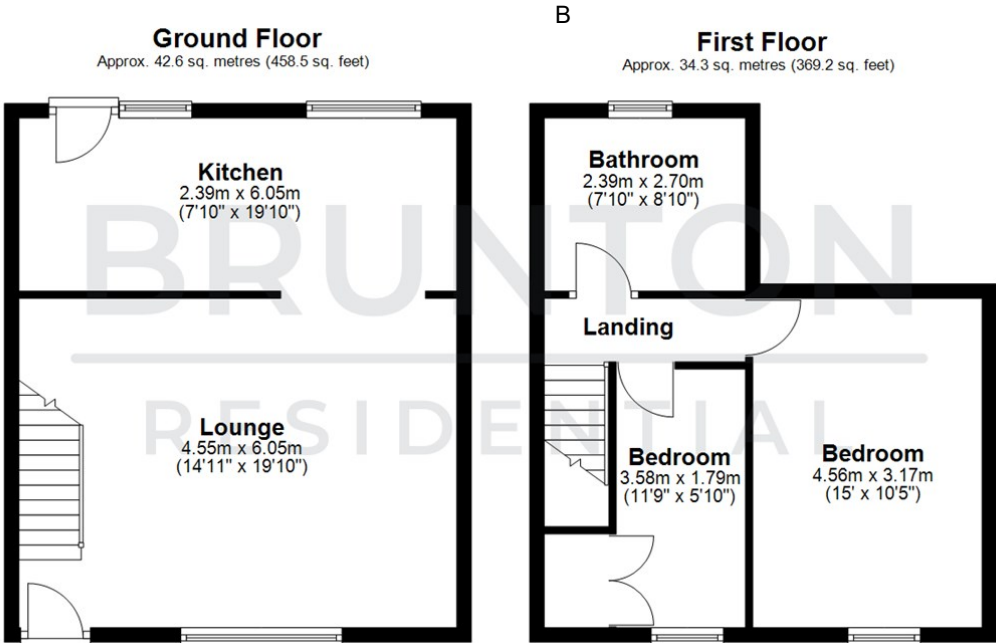
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TENURE : Freehold

LOCAL AUTHORITY : Gateshead CC

COUNCIL TAX BAND : B

EPC RATING : D



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	80
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		