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SHEPHERD DRIVE, RYTON, NE40

Fixed Asking Price £52,500

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TWO BEDROOM - IDEAL FIRST TIME BUY - SHARED OWNERSHIP SCHEME 30%

Beautifully Presented two bed home on Shepherd Drive, Ryton. This modern two bedroom semi detached home is immaculately presented throughout and ready to move straight into. Offering a perfect blend of style, comfort, and practicality ideal for first-time buyers, downsizers, or investors alike.

Located close to local amenities, schools, and transport links, this lovely home offers modern living in a peaceful residential setting.

Current additional costs are - Rent: £300.46 pcm. Service Charge: £32.51 pcm. These costs are subject to annual review.

CRITERIA APPLIES - ASK FOR MORE INFO.

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Upon entering the property, you're greeted by a bright and spacious lounge, with a large window overlooking the front of the house. The room is beautifully decorated and features a modern fireplace that creates a warm and inviting atmosphere. There's also a convenient storage cupboard for added practicality.

To the rear of the property, you'll find the sleek, fully fitted kitchen/diner, well-appointed with integrated appliances including a fridge freezer, oven, gas hob, extractor fan, and stainless steel sink with mixer tap. The kitchen offers plenty of storage space and ample room for family dining. A door opens directly into the rear garden, seamlessly connecting indoor and outdoor living.

Upstairs, there are two generously sized bedrooms, both presented to a high standard. The modern family bathroom is fitted with a white suite, including a pedestal sink, WC, partially tiled walls, and a shower over the bath.

Externally, the property benefits from a private driveway with off-street parking and an electric vehicle (EV) charger. The landscaped rear garden is a delightful space, with a paved seating area, a well-maintained lawn, and fenced boundaries, perfect for relaxing, entertaining, or enjoying sunny days.



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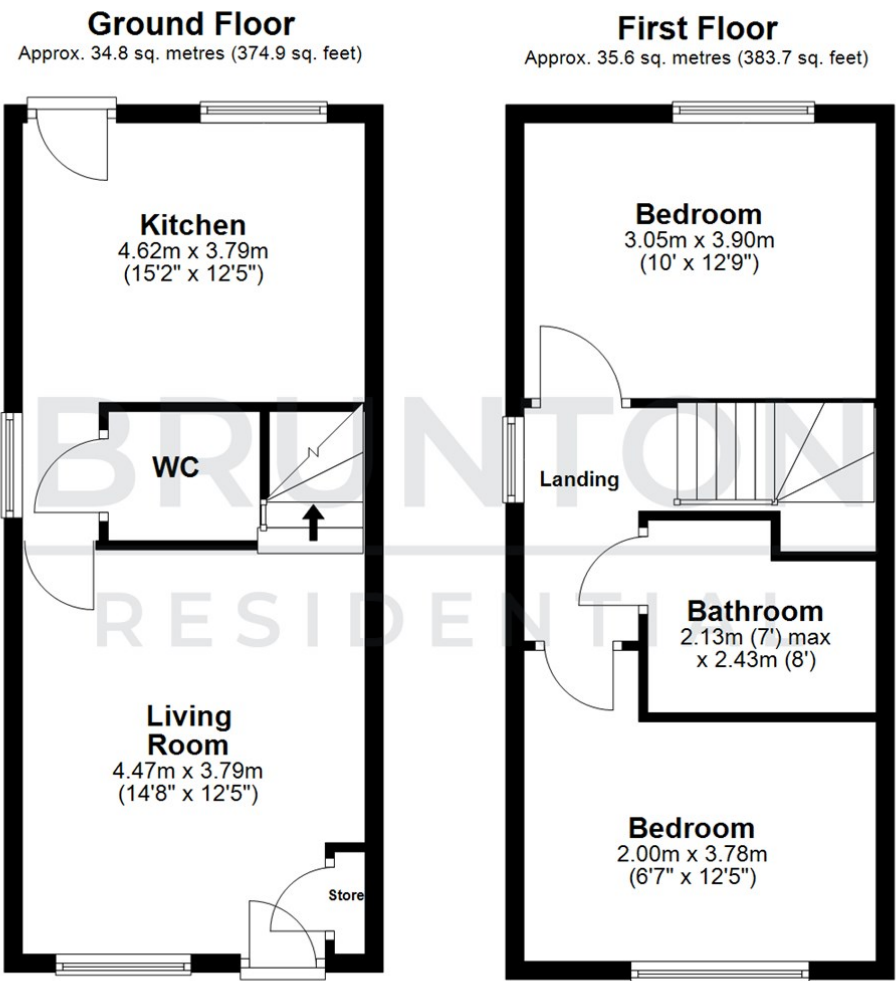
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TENURE : Leasehold

LOCAL AUTHORITY : Gateshead Council

COUNCIL TAX BAND : B

EPC RATING : B



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



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		96	(92 plus) A		
(81-91) B	82		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	