



North View

Ryton

- End Terrace House
- Two Bedrooms
- Front Garden
- Rear Yard
- No Onward Chain

£ 140,000



0191 413 1313
2 Grange Road, Ryton, NE40 3LT

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
ryton@rmsestateagents.co.uk

2 North View

Ryton, NE40 3BG

FOR SALE IS THIS END OF TERRACE HOUSE, PRESENTING AN EXCELLENT OPPORTUNITY FOR FIRST-TIME BUYERS. THIS PROPERTY IS IN GOOD CONDITION, READY FOR YOU TO MAKE IT YOUR OWN.

THE PROPERTY FEATURES TWO SIZEABLE DOUBLE BEDROOMS, OFFERING AMPLE SPACE FOR FURNITURE AND STORAGE. THE BATHROOM IS WELL-APPOINTED WITH A SHOWER OVER THE BATH, PROVIDING A VERSATILE SPACE FOR YOUR BATHING NEEDS.

THE HOUSE BOASTS A SINGLE RECEPTION ROOM, COMPLETE WITH LARGE WINDOWS THAT FILL THE ROOM WITH AMPLE NATURAL LIGHT, CREATING A WARM AND INVITING SPACE. THIS ROOM IS IDEAL FOR RELAXING OR ENTERTAINING GUESTS.

THE PROPERTY ALSO HAS A FUNCTIONAL KITCHEN, WHERE YOU CAN ENJOY PREPARING YOUR MEALS.

ONE OF THE KEY FEATURES OF THIS PROPERTY IS THE ADDITIONAL LOFT ROOM, OFFERING EXTRA SPACE THAT CAN BE UTILIZED ACCORDING TO YOUR NEEDS.

EXTERNALLY, THE PROPERTY BENEFITS FROM A FRONT GARDEN, ADDING TO ITS CURB APPEAL. THERE IS ALSO A REAR YARD, PERFECT FOR THOSE WHO ENJOY OUTDOOR LIVING OR HAVE PETS.

ANOTHER ADVANTAGE OF THIS PROPERTY IS ITS EXCELLENT LOCATION. PUBLIC TRANSPORT LINKS ARE EASILY ACCESSIBLE, ALLOWING FOR EASY COMMUTES AND CONVENIENT ACCESS TO LOCAL AMENITIES.

FURTHERMORE, THE PROPERTY IS OFFERED WITH NO ONWARD CHAIN, GIVING YOU THE FREEDOM TO MOVE AT YOUR OWN PACE.

IN CONCLUSION, THIS END OF TERRACE HOUSE IS A FANTASTIC OPPORTUNITY FOR THOSE TAKING THEIR FIRST STEPS ONTO THE PROPERTY LADDER. WITH ITS GOOD CONDITION, SPACIOUS ROOMS, AND EXCELLENT LOCATION, IT'S A PROPERTY THAT TRULY FEELS LIKE HOME.

The accommodation:

Entrance:

UPVC door to the front and electric heater.

Lounge: 18'7" 5.66m max x 13'10" 4.22m plus bay

UPVC window, electric fire with surround and radiator.

Kitchen: 18'5" 5.61m x 7'10" 2.39m

Three UPVC windows, UPVC door to the rear, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit and drainer, range style cooker, plumbed for washing machine and electric heater.

First Floor Landing:

Bedroom One: 17'0" 5.18m max x 10'7" 3.22m

UPVC window, storage and radiator.

Bedroom Two: 12'5" 3.78m x 8'5" 2.57m

UPVC window and radiator.

Bathroom:

UPVC window, bath with shower, low level wc, wash hand basin, storage, fully tiled and heated towel rail.

Loft Room: 17'4" 5.28m max x 10'11" 3.33m

Via spiral staircase, three skylights and eaves storage.

Externally:

Front garden and rear yard.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: UNKNOWN

Mobile Signal Coverage Blackspot: NO

Parking: STREET PARKING

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B

EPC RATING: D

RY00007065.VS.EW.28.02.2025.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

