



## Woodside Way

Ryton

- Semi Detached House
- Three Bedrooms
- Breakfasting Kitchen
- Gardens
- Driveway

**OIEO £ 165,000**



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MATTHEWS  
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# 2 Woodside Way

Ryton, NE40 3NG

**THIS IMMACULATE, FULLY REFURBISHED THREE-BEDROOM SEMI-DETACHED HOME IS PERFECT FOR FIRST TIME BUYERS OR FAMILIES SEEKING A MOVE-IN-READY PROPERTY. FEATURING TWO SPACIOUS DOUBLE BEDROOMS AND A VERSATILE SINGLE BEDROOM OR HOME OFFICE, THE HOUSE ALSO OFFERS A MODERN FULLY TILED BATHROOM AND A STUNNING KITCHEN-DINER WITH BEAUTIFUL PARQUET FLOORING.**

**THE BRIGHT AND AIRY LIVING ROOM IS ENHANCED BY LOTS OF NATURAL LIGHT, PARQUET FLOORING, AND A CHARMING LOG BURNER, CREATING A WARM AND WELCOMING SPACE. EXTERNALLY, THE PROPERTY BENEFITS FROM A GENEROUS REAR DECKED AREA COMPLETE WITH LOG STORE, A DRIVEWAY TO THE SIDE WITH SPACE FOR 2 VEHICLES, AND A LARGE LAWNED FRONT GARDEN.**

The accommodation:

Entrance:

Composite door to the front, stairs to first floor and radiator.

Lounge: 15'11" 4.85m x 12'9" 3.89m into alcove  
UPVC window, log burner and radiator.

Breakfasting Kitchen: 19'1" 5.82m x 8'8" 2.64m  
Three UPVC windows, UPVC door, fitted with a range of matching wall and base units with work surfaces above incorporating glass top sink and drainer, integrated electric oven and induction hob, extractor hood, integrated washing machine, storage and radiator.

First Floor Landing:  
UPVC window.

Bedroom One: 12'8" 3.86m into alcove x 12'2" 3.71m into door  
UPVC window and radiator.

Bedroom Two: 12'2" 3.71m into door x 9'0" 2.74m  
UPVC window and radiator.

Bedroom Three: 9'0" 2.74m x 7'5" 2.26m  
UPVC window and radiator.

Bathroom wc:  
Two UPVC windows, bath with shower over, vanity wash hand basin, low level wc, fully tiled, extractor fan and heated towel rail.

Externally:

To the rear of the property there is a garden with a raised decking area and a lawned garden to the front. There is also a driveway to the side providing off street parking.

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

## 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: A

EPC RATING: C

RY00007101.TF.EW.16.04.2025.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	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

