



Whitewell Lane Ryton

- Mid Terrace House
- Two Bedrooms
- Two Reception Rooms
- Gardens
- Driveway & Driveway

OIEO £ 300,000



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ROOK
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7 Whitewell Lane

Ryton, NE40 3PG

WE ARE ABSOLUTELY THRILLED TO PRESENT THIS CHARMING STONE-BUILT HOUSE FOR SALE. NESTLED IN A HIGHLY SOUGHT-AFTER LOCATION, THIS PROPERTY IS IN GOOD CONDITION, READY AND WAITING FOR A NEW FAMILY TO CALL IT HOME.

AS YOU STEP INSIDE, YOU ARE WELCOMED BY A COSY RECEPTION ROOM FEATURING A WARMING FIREPLACE THAT CREATES AN INVITING SPACE TO UNWIND AFTER A LONG DAY. THE PROPERTY ALSO BOASTS A WELL-EQUIPPED KITCHEN WITH A BREAKFAST AREA, PERFECT FOR THOSE FAMILY MORNING GATHERINGS.

THE HOUSE OFFERS TWO LOVELY DOUBLE BEDROOMS, BOTH FEATURING BUILT-IN WARDROBES, OFFERING AMPLE STORAGE SPACE. A CONVENIENT SHOWER ROOM SERVES THESE BEDROOMS, ENSURING MORNING ROUTINES ARE A BREEZE.

ONE OF THE HIGHLIGHTS OF THIS PROPERTY HAS TO BE ITS SUNROOM, WHICH OVERLOOKS A BEAUTIFULLY MANICURED GARDEN. IT'S A PERFECT SPOT FOR ENJOYING A CUP OF TEA WHILE ADMIRING THE GREENERY OR FOR ENTERTAINING GUESTS ON A SUNNY AFTERNOON. THE PROPERTY ALSO BENEFITS FROM ITS OWN PARKING SPACE AND GARAGE, MAKING LIFE THAT LITTLE BIT EASIER.

IN TERMS OF LOCATION, IT'S A DREAM COME TRUE! THE HOUSE IS SITUATED CLOSE TO LOCAL AMENITIES, NEARBY PARKS, AND WALKING ROUTES, ENSURING THAT YOU HAVE EVERYTHING YOU NEED WITHIN EASY REACH.

THIS HOME OFFERS A UNIQUE BLEND OF CHARM, COMFORT, AND CONVENIENCE, MAKING IT AN IDEAL CHOICE FOR FAMILIES. SO COME ON IN, TAKE A LOOK AROUND, AND SEE FOR YOURSELF THE POTENTIAL THAT THIS HOUSE HOLDS!

The accommodation:

Entrance:

Wooden door to the front and storage.

Lounge: 16'10" 5.13m max x 14'10" 4.52m

UPVC window, stone Inglenook gas fire and radiator.

Dining Room: 16'2" 4.93m x 9'7" 2.92m

Three UPVC windows, three skylights, exposed stone and radiator.

Kitchen: 19'6" 5.94m x 7'9" 2.36m

UPVC door to the garden, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink and drainer, integrated electric oven, hob, extractor hood, plumbed for dishwasher and breakfast area.

First Floor Landing:

Two UPVC windows, two lofts, storage and two radiators.

Bedroom One: 13'4" 4.06m x 11'3" 3.43m

UPVC window, two wardrobes and radiator.

Bedroom Two: 11'3" 3.43m x 9'2" 2.79m

UPVC window, fitted wardrobes and radiator.

Shower Room:

UPVC window, shower, low level wc, wash hand basin, clad walls and radiator.

Externally:

There is a garden to the front and a driveway providing off street parking. To the rear there is a garden, outdoor storage, plumbing for washing machine and a garage.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: ADSL

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: C

EPC RATING: D

RY00006910.VS.EW.28.05.2025.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	55 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

