



## Western Way

Ryton

- Semi Detached House
- Three Bedrooms
- Office
- Gardens, Driveway & Garage
- No Onward Chain

**OIEO £ 240,000**



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

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[ryton@rmsestateagents.co.uk](mailto:ryton@rmsestateagents.co.uk)



# 27 Western Way

Ryton, NE40 3LR

WELCOME TO THIS DELIGHTFUL SEMI-DETACHED HOUSE, NOW AVAILABLE FOR SALE. IN A SOUGHT-AFTER LOCATION, THIS PROPERTY IS IN GOOD CONDITION AND EAGERLY AWAITING NEW OWNERS. IT'S THE PERFECT FIND FOR FIRST-TIME BUYERS OR GROWING FAMILIES.

ENTERING THE HOME, YOU'LL DISCOVER A COSY RECEPTION ROOM COMPLETE WITH A LOG BURNER AND A MEDIA WALL - PERFECT FOR FAMILY MOVIE NIGHTS OR ENTERTAINING GUESTS. ADJACENT TO THIS, THE HOME BOASTS A FUNCTIONAL KITCHEN WITH AMPLE DINING SPACE WHERE THE FAMILY CAN GATHER FOR MEALS AND CONVERSATIONS.

THE PROPERTY FEATURES THREE WELL-APPOINTED BEDROOMS, TWO OF WHICH ARE DOUBLES AND THE THIRD A SPACIOUS SINGLE. EACH ROOM IS DESIGNED WITH COMFORT IN MIND, PROVIDING A TRANQUIL SPACE TO UNWIND AFTER A LONG DAY. THE HOUSE ALSO BENEFITS FROM A CONVENIENT DOWNSTAIRS OFFICE THAT COULD ALTERNATIVELY BE USED AS AN EXTRA BEDROOM, GIVING YOU THE FLEXIBILITY TO ADAPT THE SPACE TO YOUR LIFESTYLE.

A WELL-MAINTAINED BATHROOM WITH A SHOWER OVER THE BATH SERVES THE PROPERTY, ENSURING A FRESH START TO YOUR DAY. OUTSIDE, YOU'LL FIND A GENEROUS REAR GARDEN, A DRIVEWAY FOR OFF-STREET PARKING, AND A FRONT GARDEN ADDING TO THE CHARM OF THIS HOME. THERE'S ALSO A HANDY GARAGE FOR STORAGE.

ADDING TO THE APPEAL IS THE FACT THAT THERE'S NO ONWARD CHAIN, SO YOU CAN MOVE IN AT YOUR OWN PACE WITHOUT WORRYING ABOUT COMPLICATED PROPERTY CHAINS. THIS HOUSE IS A FANTASTIC OPPORTUNITY TO CREATE A LOVELY HOME IN A DESIRABLE LOCATION. DON'T MISS OUT!

The accommodation:

Entrance:

UPVC door to the front, storage and radiator.

Lounge: 16'3" 4.95m into alcove

UPVC window, log burner with surround, media wall and radiator.

Dining Kitchen: 13'5" 4.09m x 10'4" 3.15m

UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit with drainer, Range style cooker and radiator.

Office: 8'6" 2.53m x 8'2" 2.48m

Two UPVC windows and radiator.

First Floor Landing:

UPVC window.

Bedroom One: 13'8" 4.17m x 9'10" 2.99m

UPVC window and radiator.

Bedroom Two: 12'8" 3.86m x 8'11" 2.72m

UPVC window, wardrobes and radiator.

Bedroom Three: 9'5" 2.87m x 7'10" 2.39m

UPVC window and radiator.

Externally:

There are gardens to both the front and rear of the property. There is a driveway providing off street parking for multiple cars leading to a garage.

## 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: C

EPC RATING: E

RY00007148.VS.EW.03.06.2025.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	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

