



Tweedy Buildings

Ryton

- Mid Terrace House
- Two Reception Rooms
- Two Bedrooms
- Rear Yard
- Sought After Location

OIEO £ 150,000



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

ROOK
MATTHEWS
SAYER

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

21 Tweedy Buildings

Ryton, NE40 3BS

THIS TERRACED HOUSE, PRESENTED IN GOOD CONDITION, OFFERS AN APPEALING OPPORTUNITY FOR THOSE LOOKING TO SETTLE IN A SOUGHT-AFTER LOCATION WITH EXCELLENT PUBLIC TRANSPORT LINKS, CONVENIENT ACCESS TO LOCAL AMENITIES, AND ATTRACTIVE WALKING ROUTES NEARBY. IDEAL FOR FIRST-TIME BUYERS, THE PROPERTY IS ARRANGED OVER TWO LEVELS AND FEATURES A PRACTICAL LAYOUT THROUGHOUT.

UPON ENTERING, YOU ARE GREETED BY A SPACIOUS RECEPTION ROOM BENEFITING FROM LARGE WINDOWS, ENSURING AMPLE NATURAL LIGHT AND A WELCOMING ATMOSPHERE. THE OPEN-PLAN KITCHEN IS WELL-DESIGNED, PROVIDING AN INTEGRATED DINING SPACE THAT IS PERFECT FOR EVERYDAY LIVING AND ENTERTAINING. ADDITIONAL CHARM IS ADDED WITH THE INCLUSION OF AN INGLENOOK FIREPLACE, CREATING A FOCAL POINT WITHIN THE KITCHEN. FOR EXTRA CONVENIENCE, THERE IS A DOWNSTAIRS WC.

UPSTAIRS, THE PROPERTY COMPRISES TWO DOUBLE BEDROOMS. THE PRIMARY BEDROOM COMES COMPLETE WITH BUILT-IN WARDROBES, OFFERING GENEROUS STORAGE SOLUTIONS, WHILE THE SECOND DOUBLE BEDROOM IS EQUIPPED WITH BUILT-IN STORAGE. THE FAMILY BATHROOM IS FITTED WITH A FREE-STANDING BATH, IDEAL FOR RELAXATION.

EXTERNALLY, THE HOUSE BENEFITS FROM A REAR YARD, PROVIDING PRIVATE OUTDOOR SPACE SUITABLE FOR A VARIETY OF USES. ON-STREET PARKING IS AVAILABLE TO THE FRONT OF THE PROPERTY.

WITH ITS COMBINATION OF MODERN PRACTICALITY AND PERIOD CHARM, THIS HOME IS WELL-SUITED TO THOSE SEEKING COMFORT AND CONVENIENCE IN A DESIRABLE SETTING. EARLY VIEWING IS RECOMMENDED TO APPRECIATE ALL THIS PROPERTY HAS TO OFFER.

The accommodation:

Entrance:
UPVC door to the front and radiator.

Lounge: 12'1" 3.91m x 11'6" 3.51m into alcove
UPVC window, shelving in alcoves and radiator.

Dining Room: 14'1" 4.29m into alcove x 9'11" 3.02m
UPVC window, inglenook, under stairs storage, radiator and open to;

Kitchen: 13'2" 4.01m x 7'5" 2.26m
UPVC window and door to the yard, fitted with a range of matching wall and base units with work surfaces above incorporating Belfast sink unit, free standing gas cooker and plumbed for washing machine.

WC:
Low level wc and wash hand basin.

First Floor Landing:

Bedroom One: 12'10" 3.91m max x 11'10" 3.61m into alcove
UPVC window, built in storage and radiator.

Bedroom Two: 10'1" 3.07m max x 9'7" 2.92m max
UPVC window and radiator.

Bathroom:
UPVC window, roll top bath with shower, low level wc, wash hand basin, part tiled and heated towel rail.

Externally:
There is an enclosed rear yard.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: CABLE
Mobile Signal Coverage Blackspot: NO
Parking: NONE

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: C

RY00006536.VS.EW.29.07.2025.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 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

