



Tyne Gardens Ryton

- Semi Detached House
- Two Bedrooms
- Front & Rear Gardens
- No Onward Chain
- Street Parking

£ 95,000



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

ROOK
MATTHEWS
SAYER

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

61 Tyne Gardens

Ryton, NE40 3DR

PRESENTING THIS SEMI-DETACHED HOUSE, AVAILABLE FOR SALE WITH NO ONWARD CHAIN, PROVIDING AN UNCOMPLICATED PURCHASE OPPORTUNITY FOR FIRST-TIME BUYERS AND INVESTORS ALIKE. SITUATED IN A LOCATION CONVENIENT FOR PUBLIC TRANSPORT LINKS AND NEARBY SCHOOLS, THIS PROPERTY OFFERS ACCESSIBILITY TO ESSENTIAL AMENITIES.

THE HOUSE COMPRISES TWO DOUBLE BEDROOMS, WITH THE MAIN BEDROOM BENEFITING FROM BUILT-IN WARDROBES FOR PRACTICAL STORAGE SOLUTIONS. THE FAMILY BATHROOM IS FITTED WITH A SHOWER OVER THE BATH, CATERING FOR BOTH QUICK SHOWERS AND RELAXING BATHS.

THE RECEPTION ROOM IS SPACIOUS, WITH LARGE WINDOWS ALLOWING PLENTY OF NATURAL DAYLIGHT, ENHANCING THE SENSE OF SPACE AND OPENNESS. THE KITCHEN, ALSO BRIGHTENED BY NATURAL LIGHT, PROVIDES A FUNCTIONAL AREA FOR MEAL PREPARATION.

EXTERNALLY, THE PROPERTY FEATURES BOTH FRONT AND REAR GARDENS, PERFECT FOR OUTDOOR ACTIVITIES, RELAXATION, OR THE POTENTIAL TO CREATE A LANDSCAPED SPACE TO SUIT YOUR PERSONAL TASTE. ON-STREET PARKING IS AVAILABLE, ENSURING SPACE FOR VEHICLES WITH EASE.

WHILE THE PROPERTY DOES REQUIRE MODERNISING, IT PRESENTS A PERFECT OPPORTUNITY FOR BUYERS SEEKING TO PUT THEIR OWN STAMP ON THEIR NEW HOME OR FOR INVESTORS LOOKING FOR THEIR NEXT PROJECT. THE EXISTING LAYOUT OFFERS A STRAIGHTFORWARD CANVAS TO WORK FROM, WITH ROOM TO INTRODUCE CONTEMPORARY TOUCHES AS DESIRED.

IN SUMMARY, THIS TWO-BEDROOM SEMI-DETACHED HOUSE, WITH ITS SPACIOUS ROOMS, NATURAL LIGHT, GARDEN SPACES AND PROXIMITY TO LOCAL AMENITIES, PRESENTS AN APPEALING PROPOSITION FOR BUYERS SEARCHING FOR A PROPERTY TO UPDATE AND PERSONALISE. EARLY VIEWING IS HIGHLY RECOMMENDED.

The accommodation:

Entrance:

Wooden door to the front and radiator.

Lounge: 14'2" 4.32m x 11'3" 3.43m into alcoves

UPVC window and radiator.

Kitchen: 14'9" 4.50m x 7'3" 2.21m

Two UPVC windows, wooden door to the rear, fitted with a range of wall and base units with work surfaces above incorporating sink with drainer, integrated gas hob with electric oven, plumbed for washing machine and radiator.

First Floor Landing:

UPVC window.

Bedroom One: 13'5" 4.09m max x 11'5" 3.48m

UPVC window, fitted wardrobes and radiator.

Bedroom Two: 10'2" 3.10m x 8'8" 2.64m

UPVC window and radiator.

Bathroom:

UPVC window, bath with shower, low level wc, wash hand basin, part tiled and radiator.

Externally:

There are gardens to both the front and rear.

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: A

EPC RATING: C

RY00007227.VS.EW.08.08.2025.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 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

