


# SIGNATURE

## NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Runhead Terrace, Ryton NE40 3HW

# Runhead Terrace, Ryton NE40 3HW

**£139,500**

Signature North East is thrilled to introduce to the sales market, this exquisite two-bedroom terraced home located on Runhead Terrace, Ryton. This property is in impeccable condition and is ideal, as it is situated in close proximity to numerous convenient amenities such as shops, eateries, schools, and excellent road and transport links, making it an excellent choice for commuters.

Upon entering the home, you will be greeted by a welcoming entrance hallway that leads to the ground floor principal rooms and the staircase to the first floor. The spacious living room is the first room you will encounter, offering ample space to accommodate all your desired furnishings. Connected via an archway is the well-appointed kitchen/diner, which boasts plenty of storage space provided by the stylish shaker style wall and base units, as well as a trendy breakfast bar that provides additional countertop space. Finishing this floor is the addition of a handy utility room which provides numerous benefits, including extra storage space and easy access to the rear yard.

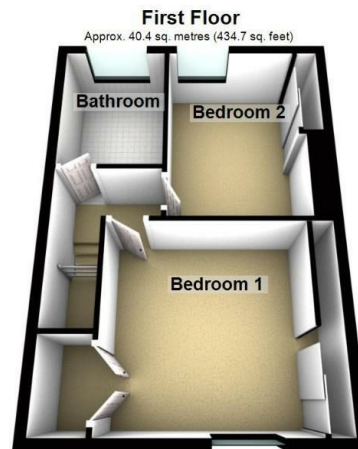
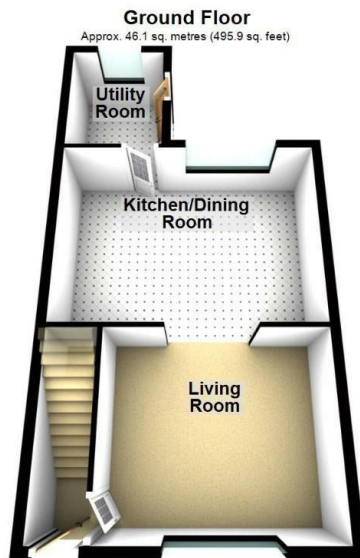
Upstairs on the first floor, you'll find two spacious bedrooms that can accommodate double beds and other desired furnishings. Each bedroom includes fitted wardrobes, providing ample storage space. The partially tiled three-piece family bathroom on this floor features a bath, overhead shower, w.c, and sink with a vanity unit. It's the perfect place to relax and unwind after a long day.

The low-maintenance yard at the rear of the home features a charming decked area, ideal for outdoor dining and entertaining. Meanwhile, on-street parking is available both in front of and behind the property, providing convenient and easily accessible parking options for residents and guests alike.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Total area: approx. 86.5 sq. metres (930.6 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Living Room  
13'10" x 11'11"

Kitchen / Dining Room  
17'5" x 12'9"


Utility Room  
8'3" x 6'10"

Bedroom One  
13'11" x 12'4"

Bedroom Two  
12'4" x 10'2"

Bathroom  
8'9" x 6'7"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



**SALES**

**LETTINGS**

**FINANCE**

**LAW**

**WE COVER THE WHOLE OF THE NORTH EAST**

Whitley Bay  
0191 251 3344

Cramlington  
01670 897 213

Tynemouth  
0191 296 6689

Morpeth  
01670 513 966

Ponteland  
01661 820 082

Wallsend  
0191 432 4151

Alnwick  
01665 511 800

Heaton  
0191 432 4275

Forest Hall  
0191 266 9966

Other locations  
0191 640 3523

Newcastle  
0191 640 2284

Durham  
0191 303 8252

Gosforth  
0191 640 3523

Sunderland  
0191 543 6390

Whickham  
0191 432 5102

Gateshead  
0191 432 4294

Jesmond  
0191 281 1037

Killingworth  
0191 640 3602

Ryton  
0191 413 9845

Head Office &  
Lettings  
0191 253 4815

\*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News