



Western Way | Ryton | NE40 3LS

**£320,000**



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**FULLY RENOVATED**

**WELL PRESENTED**

**STUNNING KITCHEN DINER**

**GENEROUSLY SIZED**

**AMPLE PARKING**

**EN SUITE & BATHROOM**

**NO ONWARD CHAIN**

**VIEWING ESSENTIAL**

**RMS** | Rook  
Matthews  
Sayer

FOR SALE: AN IMMACULATE, EXTENDED THREE BEDROOM SEMI-DETACHED BUNGALOW IN A QUIET RESIDENTIAL SPOT IN RYTON, OFFERED WITH NO ONWARD CHAIN.

THE PROPERTY HAS BEEN EXTENSIVELY RENOVATED THROUGHOUT. A WELCOMING HALLWAY LEADS TO TWO GENEROUS RECEPTION ROOMS, BOTH FRESHLY DECORATED IN NEUTRAL TONES WITH GOOD NATURAL LIGHT, PROVIDING FLEXIBLE LIVING AND DINING SPACE. THE CONTEMPORARY KITCHEN FEATURES MODERN CABINETRY, INTEGRATED APPLIANCES WITH SPACE FOR INFORMAL DINING AND DIRECT ACCESS OUTSIDE.

THERE ARE THREE BEDROOMS, ALL WELL PRESENTED, A STYLISH SHOWER ROOM WITH MODERN TILING AND FITTINGS, IDEAL FOR VISITING GUESTS OR THOSE SEEKING STEP-FREE LIVING ALONG WITH AN ADDITIONAL FAMILY BATHROOM. A SEPARATE UTILITY AREA PROVIDES PRACTICAL SPACE FOR LAUNDRY AND STORAGE.

OUTSIDE, THE BUNGALOW BENEFITS FROM AMPLE PARKING TO THE FRONT AND SIDE. THE REAR GARDEN HAS BEEN FULLY LANDSCAPED WITH PAVED PATIOS AND RAISED BORDERS FOR LOW-MAINTENANCE OUTDOOR ENJOYMENT. A SUBSTANTIAL TIMBER-FRAME OUTBUILDING SITS TO THE REAR, OFFERING AN EXCELLENT HOME OFFICE, STUDIO OR HOBBY SPACE.

LOCATED IN RYTON, THE PROPERTY IS WELL PLACED FOR LOCAL AMENITIES ON RYTON'S VILLAGE CENTRE AND THE SHOPS AND SERVICES OF NEARBY BLAYDON. FAMILIES WILL FIND SEVERAL WELL-REGARDED PRIMARY AND SECONDARY SCHOOLS IN THE AREA.

GREEN OPEN SPACE IS CLOSE BY, WITH ACCESS TO RYTON WILLOWS NATURE RESERVE AND RIVERSIDE WALKS ALONG THE TYNE A SHORT DRIVE AWAY. BLAYDON RAILWAY STATION PROVIDES REGULAR SERVICES TO NEWCASTLE IN AROUND 10-15 MINUTES AND TO HEXHAM IN APPROXIMATELY 25 MINUTES, WHILE LOCAL BUS ROUTES LINK THE VILLAGE WITH NEWCASTLE, GATESHEAD AND SURROUNDING AREAS.

The accommodation:

Hallway:

Composite external door to the front, radiator and door to;

Inner Hallway:

Two radiators.

Kitchen Diner: 14'7" 4.45m x 12'4" 3.76m

Double glazed UPVC door to the front, fitted with a range of matching wall and base units with worksurfaces above incorporating double sink unit with drainer, electric oven and hob, extractor hood, plumbed for dishwasher, radiator and archway to;

Lounge: 14'5" 4.39m x 13'4" 4.06m

Double glazed UPVC window to the side, media wall with electric fire and built in storage, radiator, double glazed doors to;

Reception Room Two: 13'5" 4.09m x 13'2" 4.01m

Double glazed UPVC French doors to the side, Double glazed window to the rear and radiator.

Utility Room: 8'1" 2.46m x 6'7" 2.00m max

Double glazed UPVC door to the rear garden, plumbed for washing machine and radiator.

Bedroom One: 11'8" 3.56m plus robes x 10'9" 3.28m

Double glazed UPVC window to the rear, fitted wardrobes, radiator and door to;

En Suite:

Double glazed UPVC window to the rear, shower cubicle, vanity sink unit with built in push button wc, extractor fan and radiator.

Bedroom Two: 13'2" 4.01m x 11'10" 3.61m

Double glazed UPVC window to the front, fitted wardrobes and radiator.

Bedroom Three: 14'0" 4.27m x 11'4" 3.45m

Double glazed UPVC window to the front, fitted wardrobes and radiator.

Bathroom wc: 8'5" 2.57m x 5'10" 1.79m plus recess

Double glazed UPVC window to the rear, walk in shower cubicle, vanity sink unit with built in push button wc, extractor fan and radiator.

Externally:

To the front of the property there is a garden with a double driveway providing off street parking. There is side access leading to the rear landscaped patio garden.

Outbuilding/Store:

Double glazed UPVC door and window to the left. To the other side there are double glazed French doors, a double glazed UPVC window and a door to;

WC:

Double glazed UPVC window, low level push button wc and pedestal wash hand basin.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: UNKNOWN

Mobile Signal Coverage Blackspot: No

Parking: STREET

#### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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

Agents Note:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

COUNCIL TAX BAND: C

EPC RATING: C

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 74 C    | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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**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.



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