



Dene Crescent | Ryton | NE40 3RY

**OIEO £220,000**



**SEMI DETACHED**

**SOUGHT AFTER LOCATION**

**TWO BEDROOMS**

**DINING KITCHEN**

**AMPLE STORAGE**

**SEPARATE WC**

**REAR GARDEN**

**DOUBLE DRIVEWAY**

**RMS** | Rook  
Matthews  
Sayer

THIS WELL-PRESENTED 2-BEDROOM SEMI-DETACHED BUNGALOW IS FOR SALE IN A SOUGHT AFTER LOCATION IN RYTON, OFFERING SINGLE-STOREY LIVING IN GOOD CONDITION THROUGHOUT.

THE PROPERTY COMPRISES A WC, GOOD SIZED LOUNGE, A FITTED KITCHEN WITH DINING SPACE, TWO BEDROOMS AND A BATHROOM. THERE IS AMPLE STORAGE AND A DOUBLE DRIVEWAY PROVIDING CONVENIENT OFF-STREET PARKING.

RYTON BENEFITS FROM A RANGE OF LOCAL AMENITIES INCLUDING SHOPS, CAFÉS AND SERVICES ALONG THE NEARBY HIGH STREET AREAS OF RYTON AND CRAWCROOK. FOR OUTDOOR RECREATION, RESIDENTS HAVE ACCESS TO LOCAL GREEN SPACES AND RIVERSIDE WALKS ALONG THE TYNE IN THE WIDER AREA, AS WELL AS PARKS AND PLAY AREAS SERVING THE COMMUNITY.

PUBLIC TRANSPORT LINKS ARE AVAILABLE VIA LOCAL BUS ROUTES CONNECTING RYTON TO NEWCASTLE, GATESHEAD AND SURROUNDING TOWNS. FOR RAIL CONNECTIONS, BLAYDON STATION IS WITHIN DRIVING DISTANCE, OFFERING SERVICES TOWARDS NEWCASTLE AND HEXHAM, WITH JOURNEYS TO NEWCASTLE CENTRAL STATION TYPICALLY TAKING AROUND 10-15 MINUTES BY TRAIN. ROAD LINKS PROVIDE ACCESS TO THE A1 AND WIDER REGIONAL NETWORK FOR COMMUTING ACROSS TYNESIDE AND BEYOND.

THE BUNGALOW IS OFFERED FOR SALE WITH NO ONWARD CHAIN, WHICH MAY APPEAL TO BUYERS SEEKING A STRAIGHTFORWARD PURCHASE. THIS PROPERTY WILL SUIT THOSE LOOKING FOR A MANAGEABLE HOME IN RYTON WITH OFF-STREET PARKING AND GOOD ACCESS TO LOCAL FACILITIES AND TRANSPORT LINKS.

The accommodation:

Entrance:

Composite door to the front, large storage cupboard and radiator.

WC:

UPVC window, low level wc, pedestal wash hand basin and radiator.

Kitchen: 15'6" 4.72m x 10'4" 3.15m

UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit with drainer, integrated gas hob, oven and grill, integrated fridge, integrated freezer and radiator.

Lounge: 20'11" 6.38m x 12'0" 3.66m

UPVC window and doors to the garden, gas fire with surround and two radiators.

Bedroom One: 13'6" 4.12m x 11'9" 3.58m

UPVC window, fitted wardrobes with matching drawers and radiator.

Bedroom Two: 10'8" 3.25m x 10'5" 3.18m

UPVC Window and radiator.

Bathroom:

UPVC window, bath with shower attachment, wet room area with shower, low level wc, vanity was hand basin and radiator.

Externally:

To the rear of the property there is an enclosed lawned garden with decked area. To the front a double driveway providing off street parking.

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: CABLE

Mobile Signal Coverage Blackspot: No

Parking: DRIVEWAY

## 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.

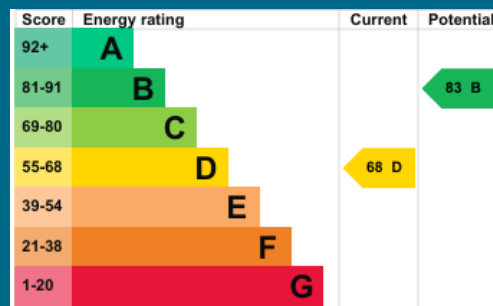
## TENURE

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

## COUNCIL TAX BAND: C

## EPC RATING: D

RY00007524.VS.EW.28.04.2026.V.1.



T: 0191 4131313

ryton@rmsestateagents.co.uk

**RMS** | Rook  
Matthews  
Sayer



**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



**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.

T: 0191 4131313

ryton@rmsestateagents.co.uk

**RMS** | Rook  
Matthews  
Sayer