



May Avenue | Ryton | NE40 3PS

OIEO £125,000

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POPULAR LOCATION

TWO BEDROOMS

WELL PRESENTED

KITCHEN WITH APPLIANCES

FRONT GARDEN

REAR YARD

NO ONWARD CHAIN

VIEWING ADVISED

RMS | Rook
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Sayer

THIS TWO-BEDROOM TERRACED HOUSE IS FOR SALE IN RYTON, A VILLAGE LOCATION OFFERING ACCESS TO LOCAL AMENITIES AND PUBLIC TRANSPORT LINKS.

THE GROUND FLOOR INCLUDES A RECEPTION ROOM WITH LARGE WINDOWS AND A SEPARATE KITCHEN BENEFITTING FROM NATURAL LIGHT AND SOME INTEGRATED APPLIANCES. TO THE FRONT THERE IS A GARDEN AREA, WHILE TO THE REAR THERE IS A YARD PROVIDING OUTDOOR SPACE.

UPSTAIRS, THE MAIN BEDROOM IS A DOUBLE WITH BUILT-IN STORAGE, AND THERE IS A FURTHER SINGLE BEDROOM. THE BATHROOM IS FITTED WITH A SUITE INCLUDING A SHOWER OVER THE BATH.

RYTON VILLAGE OFFERS A RANGE OF LOCAL SHOPS, CAFÉS AND EVERYDAY SERVICES, WITH FURTHER AMENITIES AVAILABLE IN NEARBY PRUDHOE AND BLAYDON. THERE ARE LOCAL PRIMARY AND SECONDARY SCHOOLS IN AND AROUND RYTON, MAKING THE AREA PRACTICAL FOR HOUSEHOLDS REQUIRING ACCESS TO EDUCATION.

PUBLIC TRANSPORT IS AVAILABLE VIA REGULAR BUS SERVICES THROUGH RYTON TOWARDS NEWCASTLE CITY CENTRE, GATESHEAD AND HEXHAM, GIVING OPTIONS FOR COMMUTING AND LEISURE. BLAYDON RAILWAY STATION IS ACCESSIBLE BY A SHORT DRIVE OR BUS JOURNEY, WITH SERVICES TOWARDS NEWCASTLE AND CARLISLE; JOURNEYS INTO NEWCASTLE CITY CENTRE BY TRAIN TYPICALLY TAKE AROUND 10-15 MINUTES FROM BLAYDON. ROAD LINKS CONNECT EASILY TO THE A695 AND ON TOWARDS THE A1.

LOCAL GREEN SPACES AND RIVERSIDE WALKS ALONG THE TYNE ARE WITHIN DRIVING OR BUS DISTANCE, OFFERING OPPORTUNITIES FOR OUTDOOR RECREATION CLOSE TO THE VILLAGE. THE PROPERTY IS OFFERED FOR SALE WITH NO ONWARD CHAIN.

The accommodation:

Porch:
UPVC door to the front, UPVC windows, UPVC door to;

Hall:
Radiator.

Lounge: 14'10" 4.52m x 13'4" 4.06m max
UPVC window and radiator.

Kitchen: 13'4" 4.06m x 9'5" 2.87m
UPVC window, UPVC door, fitted with a range of matching wall and base units with work surfaces above incorporating sink with drainer, integrated gas hob, electric oven and grill, dishwasher, fridge freezer, plumbed for washing machine and radiator.

First Floor Landing:
Storage cupboard.

Bedroom One: 11'10" 3.61m x 10'10" 3.30m max
UPVC window, storage and radiator.

Bedroom Two: 9'4" 2.84m x 7'3" 2.21m
UPVC window and radiator.

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

Externally:
There is a garden to the front and a yard to the rear.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: FIBRE
Mobile Signal Coverage Blackspot: No
Parking: ON 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

COUNCIL TAX BAND: A

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	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.