



## Argus Gardens Ryton

Presenting an immaculate detached house for sale, completed in Summer 2025 and located within a sought-after location in a popular new development. This contemporary residence offers a thoughtfully designed layout, ideal for families seeking modern living and comfort.

The property features four generously sized double bedrooms, with the primary bedroom benefiting from its own en-suite facilities. The family bathroom is finished to a high standard, providing a bright and pristine space.

The heart of the home is an impressive open-plan kitchen, perfect for both everyday life and entertaining. This space is enhanced by a dedicated dining area, breakfast area, and convenient utility room. French doors lead directly out to the south-facing garden, filling the room with natural light and creating seamless indoor-outdoor living.

The reception room features large windows that further contribute to the bright and airy feel throughout the home. There is ample storage and flexibility within the property, allowing for a range of lifestyles and needs.

Externally, the property offers a garage and private driveway, providing secure parking and additional storage. The south-facing garden offers plenty of space for relaxation or outdoor activities, making it a great area for families to enjoy time together.

Located within a well-regarded new development, this home provides access to local amenities and green spaces, making it a practical and appealing choice for those looking to settle in a vibrant community. Early viewing is highly recommended to appreciate all this property has to offer.

# OIEO £340,000

ROOK  
MATTHEWS  
SAYER

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# 2 Argus Gardens

## Ryton, NE40 3BY

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The accommodation:

Entrance:

Composite door to the front.

WC:

Low level wc, wash hand basin, part tiled and radiator.

Lounge: 21'3" 6.48m x 11'1" 3.38m

Three UPVC windows and two radiators.

Kitchen Diner: 21'4" 6.50m x 14'4" 4.37m into French door UPVC French doors to South facing garden, two UPVC windows, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit with drainer, gas hob, electric oven, microwave, fridge freezer, dishwasher and a breakfast bar.

Utility Room:

Composite door, fitted with base units with work surfaces above incorporating stainless steel sink unit with drainer, plumbed for washing machine and radiator.



First Floor Landing:  
Two storage cupboards and radiator.

Bedroom One: 11'11" 3.63m x 11'5" 3.48m  
UPVC window and radiator.

En Suite:  
UPVC window, large shower, wash hand basin, low level wc, part tiled and radiator.

Bedroom Two: 9'7" 2.92m x 8'4" 2.54m  
UPVC window and radiator.

Bedroom Three: 11'3" 3.43m x 10'4" 3.15m  
UPVC window and radiator.

Bedroom Four: 10'8" 3.25m x 8'8" 2.64m  
Two UPVC windows and radiator.

Bathroom:  
UPVC window, bath, low level wc, wash hand basin, part tiled and heated towel rail.

Externally:  
To the rear of the property there is a South facing lawned garden with a patio area. To the front there is a double driveway providing off street parking and a garage.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

#### 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.

**Agents Note:** The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

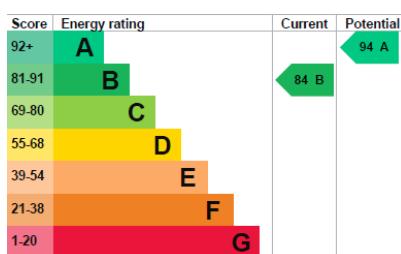
#### TENURE

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: E

#### EPC RATING: B

RY00007282.VS.EW.06.10.2025.V.1





**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 interest 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.

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