



Runhead Gardens | Ryton | NE40 3HH

**OIEO £220,000**



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**SEMI DETACHED**

**THREE BEDROOMS**

**TWO RECEPTION ROOMS**

**BREAKFASTING KITCHEN**

**TWO SHOWER ROOMS**

**NO ONWARD CHAIN**

**GARAGE AND DRIVEWAY**

**REAR GARDEN**

**RMS** | Rook  
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THIS THREE-BEDROOM SEMI-DETACHED HOUSE IN RYTON IS FOR SALE AND OFFERS PRACTICAL, WELL-PLANNED LIVING SPACE, IDEAL FOR FAMILIES.

ON THE GROUND FLOOR, YOU'LL FIND TWO RECEPTION ROOMS: A LIVING ROOM WITH LARGE WINDOWS AND A LOG BURNER, PLUS A SEPARATE DINING ROOM THAT LEADS NATURALLY TO THE KITCHEN. THE KITCHEN BENEFITS FROM GOOD NATURAL LIGHT, A BREAKFAST AREA AND AN INTEGRATED DISHWASHER, AND THERE IS ALSO A CONVENIENT DOWNSTAIRS SHOWER ROOM. UPSTAIRS, THERE ARE TWO DOUBLE BEDROOMS AND ONE SINGLE BEDROOM, ALL WITH BUILT-IN WARDROBES, ALONG WITH A STYLISH SHOWER ROOM.

OUTSIDE, THE PROPERTY FEATURES OFF-STREET PARKING, A GARAGE WITH ROLLER DOOR AND A LARGE SOUTHERLY FACING GARDEN, OFFERING PLENTY OF OUTDOOR SPACE. THE PROPERTY IS OFFERED WITH NO ONWARD CHAIN.

LOCATED IN RYTON, THE HOUSE IS WELL PLACED FOR LOCAL AMENITIES INCLUDING SHOPS, CAFÉS AND EVERYDAY SERVICES IN THE VILLAGE CENTRE AND ALONG THE NEARBY HIGH STREET. FAMILIES WILL APPRECIATE ACCESS TO LOCAL SCHOOLS IN THE RYTON AREA, AS WELL AS NEARBY PARKS AND GREEN SPACES ALONG THE TYNE VALLEY FOR WALKING AND RECREATION.

PUBLIC TRANSPORT LINKS ARE AVAILABLE VIA LOCAL BUS SERVICES CONNECTING RYTON TO NEWCASTLE CITY CENTRE, GATESHEAD AND SURROUNDING TOWNS. NEARBY RAILWAY STATIONS SUCH AS BLAYDON OR WYLAM PROVIDE FURTHER OPTIONS, WITH SERVICES TOWARDS NEWCASTLE AND HEXHAM. ROAD LINKS GIVE STRAIGHTFORWARD DRIVING ACCESS INTO NEWCASTLE AND ALONG THE A1 AND A69, MAKING THIS A CONVENIENT BASE FOR COMMUTING AND LEISURE.

The accommodation:

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

Hallway:  
Understairs storage and radiator.

Lounge: 15'6" 4.72m x 12'0" 3.66m  
UPVC square bay window to the front, window shutters, multi fuel burner with surround, two vertical radiators, radiator and Bi folding doors to;

Dining Room: 12'10" 3.91m x 11'4" 3.45m  
UPVC window and radiator.

Kitchen Diner: 22'4" 6.81m max x 15'0" 4.57m max L Shaped  
Two UPVC windows, UPVC door to the garden, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl porcelain sink with drainer, electric hob and oven, integrated dishwasher and two radiators.

Shower Room:  
Shower, low level wc, wash hand basin, electric heater and fully tiled.

First Floor Landing:  
UPVC window.

Bedroom One: 12'5" 3.78m x 9'2" 2.79m plus robes  
UPVC window, fitted wardrobes and radiator.

Bedroom Two:  
UPVC window, fitted wardrobes and radiator.

Bedroom Three: 8'9" 2.67m x 7'0" 2.13m  
UPVC window, fitted wardrobes and radiator.

Shower Room:  
UPVC window, large walk in shower, low level wc, vanity wash hand basin, fully tiled and heated towel rail.

Externally:  
To the rear of the property there is a large south facing lawn garden with patio area and potting shed. To the front there is a driveway providing off street parking and a garage.

#### MATERIAL / CONSTRUCTION ABNORMALITIES

We have been informed by the seller that the property has spray foam loft insulation.

#### Agents Note:

Its our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will talk necessary steps to advise accordingly.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS  
Broadband: NONE  
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: TBC**

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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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