



## Beechwood Avenue Ryton

- Semi Detached Bungalow
- Three Bedrooms
- Front & Rear Gardens
- Garage
- No Onward Chain

**Auction Guide Price £150,000+**



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ROOK  
MATTHEWS  
SAYER

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# Glaramara, Beechwood Avenue Ryton, NE40 3LX

FOR SALE BY AUCTION – 30<sup>TH</sup> JUNE 2026 – OPTION 2 – TERMS AND CONDITIONS APPLY

THIS SEMI-DETACHED BUNGALOW PRESENTS A COMFORTABLE HOME IN A SOUGHT-AFTER LOCATION, IDEAL FOR FAMILIES AND DOWNSIZERS. THE PROPERTY IS OFFERED FOR SALE WITH NO ONWARD CHAIN, PROVIDING A STRAIGHTFORWARD PURCHASING PROCESS.

INSIDE, THE BUNGALOW IS MAINTAINED IN GOOD CONDITION THROUGHOUT. THERE IS A SINGLE RECEPTION ROOM THAT BENEFITS FROM LARGE WINDOWS, ALLOWING FOR PLENTY OF NATURAL LIGHT, AS WELL AS A FIREPLACE THAT CREATES A WELCOMING FOCAL POINT. THE ROOM ALSO OFFERS A PLEASANT GARDEN VIEW, ENHANCING THE SENSE OF SPACE AND TRANQUILLITY.

THE PROPERTY FEATURES THREE WELL-PROPORTIONED DOUBLE BEDROOMS, DELIVERING AMPLE ACCOMMODATION FOR A VARIETY OF NEEDS. THE KITCHEN INCLUDES GENEROUS DINING SPACE, MAKING IT SUITABLE BOTH FOR FAMILY MEALS AND ENTERTAINING. THE BATHROOM IS FITTED WITH A SHOWER OVER THE BATH, PROVIDING CONVENIENCE AND PRACTICALITY.

OUTSIDE, BOTH FRONT AND REAR GARDENS OFFER SPACE FOR RELAXATION, GARDENING, OR OUTDOOR ENTERTAINING. THE BUNGALOW FURTHER BENEFITS FROM A GARAGE, ADDING SECURE PARKING OR ADDITIONAL STORAGE OPTIONS.

SITUATED IN A QUIET CUL-DE-SAC, THE PROPERTY ENSURES PEACE AND PRIVACY, WHILE STILL OFFERING EXCELLENT ACCESS TO PUBLIC TRANSPORT LINKS AND A RANGE OF LOCAL AMENITIES. THE FLEXIBLE LIVING SPACE ALLOWS YOU TO ADAPT THE LAYOUT TO SUIT YOUR REQUIREMENTS.

OVERALL, THIS BUNGALOW OFFERS A WELL-PRESENTED AND PRACTICAL HOME IN A DESIRABLE AREA, PERFECTLY SUITED TO MODERN LIVING. IT PROVIDES THE OPPORTUNITY TO TAKE ADVANTAGE OF A FLEXIBLE LAYOUT AND A CONVENIENT LOCATION, ENSURING AN IDEAL BASE FOR YOUR NEEDS. VIEWINGS ARE HIGHLY RECOMMENDED TO APPRECIATE THE ACCOMMODATION AND SETTING ON OFFER.

The accommodation:

Entrance:  
UPVC door to the front, wooden door to hallway with radiator.

Lounge: 13'11" 4.24m x 13'5" 4.09m into bay plus alcove  
UPVC bay window to the front and radiator.

Kitchen: 10'4" 3.15m plus radiator x 9'10" 2.99m  
UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit with drainer, free standing cooker, plumbed for washing machine, dining space and radiator.

Rear Porch:  
UPVC windows and door to garden.

Bedroom One: 12'2" 3.71m x 12'1" 3.68m  
UPVC window and radiator.

Bedroom Two: 11'10" 3.61m x 9'1" 2.77m  
UPVC window and radiator.

Bedroom Three: 11'7" 3.53m x 8'4" 2.54m  
UPVC window and radiator.

Bathroom:  
Bath with shower, low level wc, wash hand basin, storage, fully tiled and radiator.

Externally:  
There are gardens to both the front and rear of the property and a garage.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS  
Broadband: NONE  
Mobile Signal Coverage Blackspot: NO  
Parking: STREET PARKING AND GARAGE

#### 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.

#### 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

RY00007250.VS.EW.09.10.2025.V.2.

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

**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 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.

16 Branches across the North-East

