



Thorp Cottages | Ryton | NE40 3AU

OIRO £150,000



MID TERRACED HOUSE

TWO BEDROOMS

SOUGHT AFTER LOCATION

NO ONWARD CHAIN

VIEWING ADVISED

GARDEN

DRIVEWAY

IDEAL FIRST TIME BUY

RMS | Rook
Matthews
Sayer

THIS TWO-BEDROOM TERRACED HOUSE IS OFFERED FOR SALE IN GOOD CONDITION IN THE DESIRABLE VILLAGE OF RYTON WITH NO ONWARD CHAIN. STONE BUILT, IT COMBINES CHARACTER FEATURES WITH PRACTICAL LIVING, PROVIDING AN IDEAL HOME FOR BUYERS SEEKING A WELL-PRESENTED COTTAGE WITH OUTDOOR SPACE AND PARKING.

THE GROUND FLOOR OFFERS A RECEPTION ROOM AND A KITCHEN, PROVIDING DEFINED AREAS FOR RELAXING AND EVERYDAY LIVING. UPSTAIRS, THERE ARE TWO BEDROOMS AND A BATHROOM, OFFERING A STRAIGHTFORWARD LAYOUT THAT WILL SUIT A RANGE OF PURCHASERS. THE PROPERTY BENEFITS FROM OFF-STREET PARKING, A VALUABLE ASSET IN THIS LOCATION, TOGETHER WITH A GARDEN SITUATED OVER THE LANE, CREATING A PLEASANT EXTERNAL AREA FOR OUTDOOR USE.

RYTON BENEFITS FROM A RANGE OF LOCAL AMENITIES INCLUDING SHOPS, CAFÉS AND EVERYDAY SERVICES ALONG THE VILLAGE CENTRE AND NEARBY HIGH STREET AREAS. THE PROPERTY IS ALSO WELL PLACED FOR ACCESS TO LOCAL SCHOOLS, MAKING IT A PRACTICAL CHOICE FOR THOSE WANTING TO BE CLOSE TO EDUCATIONAL FACILITIES. NEARBY, GREEN SPACES SUCH AS LOCAL PARKS AND RIVERSIDE WALKS ALONG THE TYNE VALLEY PROVIDE OPPORTUNITIES FOR RECREATION.

PUBLIC TRANSPORT LINKS SERVE RYTON WITH REGULAR BUS SERVICES TOWARDS NEWCASTLE UPON TYNE, GATESHEAD AND SURROUNDING COMMUNITIES, WITH JOURNEY TIMES TO NEWCASTLE CITY CENTRE TYPICALLY AROUND 35-45 MINUTES BY BUS. RAIL CONNECTIONS ARE AVAILABLE FROM NEIGHBOURING STATIONS SUCH AS BLAYDON AND WYLAM, PROVIDING ROUTES ALONG THE TYNE VALLEY TOWARDS NEWCASTLE AND CARLISLE. ROAD LINKS VIA THE A695 AND A1(M) OFFER FURTHER CONNECTIVITY ACROSS TYNESIDE AND BEYOND.

The accommodation:

Lounge/Dining:

Dining Area: 10'1" 3.07m x 7'0" 2.13m

Double glazed bow window to the front, UPVC door to the front and radiator.

Lounge Area: 16'11" 5.16m into alcove x 15'2" 4.62m

Double glazed window to the rear, exposed stone chimney breast, gas stove, small storage cupboard housing meters, under stairs storage cupboard, stairs to first floor, radiator and door to;

Kitchen: 11'6' 3.51m x 6'4" 1.93m

Double glazed window to the side, fitted with a range of matching wall and base units with work surfaces above incorporating sink with drainer, gas hob, electric oven, extractor hood, plumbed for washing machine and radiator.

Landing:

Double glazed window to the rear and storage cupboard.

Bedroom One: 10'10" 3.33m x 8'7" 2.62m

Double glazed window to the front and radiator.

Bedroom Two: 10'10" 3.33m x 6'1" 1.85m

Double glazed window to the rear and radiator.

Bathroom:

Double glazed frosted window to the front, tiled fitted bath with mixer taps and shower over, push button wc, low level wc and floating basin with mixer taps.

Externally:

There is a small gravelled area with an outdoor tap to the front. Over the lane there is a long lawned garden with a patio area and a block paved driveway providing off street parking.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE TO PREMISES

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: B

EPC RATING: D

RY00007542.DG.EW.18.06.2026.V.3.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 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.



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