



Grayling Way | Ryton | NE40 3DA

**OIRO £200,000**



**Two Bedroom Semi**

**Integrated Kitchen Appliances**

**Two Double Rooms**

**Popular Development**

**Southerly Facing Garden**

**Downstairs WC**

**Driveway**

**Well Presented**

**RMS** | Rook  
Matthews  
Sayer

THIS IMMACULATE TWO-BEDROOM SEMI-DETACHED HOUSE IS AVAILABLE IN A SOUGHT-AFTER PART OF RYTON, IDEAL FOR FIRST-TIME BUYERS LOOKING FOR A WELL-PRESENTED HOME IN A CONVENIENT LOCATION.

INSIDE, YOU'LL FIND A BRIGHT RECEPTION ROOM WITH DIRECT ACCESS TO A SOUTHERLY FACING GARDEN, READY TO DEVELOP TO YOUR TASTE AND A GREAT SPACE TO ENJOY THE SUN. THE MODERN KITCHEN INCLUDES INTEGRATED APPLIANCES, KEEPING EVERYTHING NEAT AND PRACTICAL FOR EVERYDAY COOKING. A HANDY DOWNSTAIRS WC ADDS EXTRA CONVENIENCE ON THE GROUND FLOOR.

UPSTAIRS THERE ARE TWO DOUBLE BEDROOMS. THE MAIN BEDROOM BENEFITS FROM BUILT-IN WARDROBES, WHILE THE SECOND DOUBLE BEDROOM OFFERS A USEFUL STORAGE CUPBOARD. THE BATHROOM IS FITTED WITH A SHOWER OVER BATH, GIVING THE OPTION OF BOTH QUICK SHOWERS AND LONGER SOAKS.

OUTSIDE, THE PROPERTY OFFERS PARKING AND A SOUTHERLY FACING GARDEN, CREATING A COMFORTABLE OUTDOOR AREA FOR RELAXING OR ENTERTAINING.

RYTON PROVIDES A FRIENDLY COMMUNITY FEEL WITH LOCAL AMENITIES CLOSE BY, INCLUDING SHOPS, CAFES AND EVERYDAY SERVICES. THERE ARE PUBLIC TRANSPORT LINKS TOWARDS NEWCASTLE AND SURROUNDING AREAS, MAKING COMMUTING STRAIGHTFORWARD. NEARBY, YOU'LL FIND GREEN SPACES ALONG THE RIVER TYNE AND LOCAL PARKS, OFFERING PLEASANT WALKING ROUTES AND PLACES TO UNWIND.

THIS TWO-BEDROOM SEMI-DETACHED HOUSE FOR SALE OFFERS A PRACTICAL LAYOUT, GOOD STORAGE AND A CONVENIENT SETTING FOR BUYERS WANTING TO SETTLE IN RYTON.

The accommodation:

Entrance –  
Composite door to front, radiator

WC-  
Part tiled, low level WC, wash basin, radiator and UPVC Window

Kitchen –  
9'11" 3.02m x 6'1" 1.86m  
Wall and base units, Integrated electric hob, oven and extractor. Integrated fridge freezer, washing machine and dishwasher. Stainless Steel Sink & Drainer and UPVC Window

Living Room –  
15'5" 4.71m x 13'1" 3.98m  
UPVC French doors to southerly facing garden, UPVC Window, radiator and storage under stairs

Stairs to Landing –  
UPVC Window and Radiator

Bedroom One –  
10'0" 3.06m x 13'1" 3.98m  
Two UPVC Windows, fitted wardrobes and drawers, radiator

Bedroom Two –  
12'10 3.90m x 10'0" 2.53m  
Two UPVC Windows, storage cupboard and radiator

Bathroom –  
Part tiled, bath with shower over, low level WC, Wash Basin and Heated Towel Radiator

External –  
Off Street Parking to the front of the property  
Southerly facing enclosed rear garden with Patio  
Side and front gardens

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS  
Broadband: FIBRE  
Mobile Signal Coverage Blackspot: No  
Parking: OFF STREET PARKING

#### 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. The North East region is famous for its rich mining heritage. We have been advised that the property is known to be at risk from mining activities in the locality, therefore please speak with your conveyancer for further information.

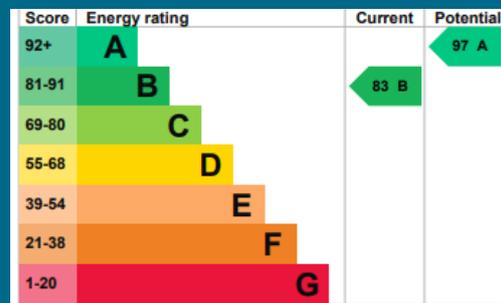
#### TENURE

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: B

RY00007407 VS.VS.24.02.2026 V.1



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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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