



Stargate Lane | Ryton | NE40 3DU

OIEO £300,000



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REMODELLED BUNGALOW

TWO BEDROOMS

SPACIOUS LIVING AREA

BI FOLD DOORS TO GARDEN

MODERN FITTED KITCHEN

QUIET LOCATION

GREAT TRANSPORT LINKS

SECURE GARDENS

RMS | Rook
Matthews
Sayer

THIS IMMACULATE TWO-BEDROOM DETACHED BUNGALOW IS OFFERED FOR SALE IN RYTON, PROVIDING WELL-PLANNED SINGLE-STOREY LIVING WITH ENHANCED LIVING SPACE AND MODERN FINISHES. THE PROPERTY HAS BEEN THOUGHTFULLY REMODELLED FROM ITS ORIGINAL THREE-BEDROOM LAYOUT TO A TWO-BEDROOM CONFIGURATION, CREATING LARGER AND MORE VERSATILE LIVING AREAS.

INTERNALLY, THE HEART OF THE HOME IS THE MODERN, STYLISH KITCHEN/LIVING/DINING ROOM, DESIGNED AS A MULTI-FUNCTIONAL OPEN-PLAN SPACE. THIS ARRANGEMENT ALLOWS FOR COOKING, DINING AND EVERYDAY RELAXATION WITHIN ONE COHERENT AREA, MAKING IT SUITABLE FOR BOTH DAY-TO-DAY LIVING AND ENTERTAINING. THE SPECIFICATION IS CONTEMPORARY, WITH A LAYOUT THAT SUPPORTS PRACTICAL USE OF SPACE AND GOOD CONNECTIVITY TO THE REST OF THE BUNGALOW.

THERE IS A SEPARATE RECEPTION ROOM PROVIDING AN ADDITIONAL LIVING AREA. FROM HERE, BI-FOLD DOORS OPEN DIRECTLY ONTO THE REAR GARDEN, ALLOWING THE ROOM TO BE EXTENDED OUTDOORS IN WARMER MONTHS AND PROVIDING PLEASANT VIEWS THROUGHOUT THE YEAR. THIS CONNECTION BETWEEN INDOOR AND OUTDOOR SPACE IS A KEY FEATURE OF THE PROPERTY'S LAYOUT.

THE BUNGALOW OFFERS TWO BEDROOMS, BOTH SERVED BY A WELL-APPOINTED BATHROOM. IN ADDITION, THERE IS A USEFUL UTILITY ROOM, PROVIDING PRACTICAL SPACE FOR LAUNDRY AND STORAGE SEPARATE FROM THE MAIN KITCHEN AREA, HELPING TO KEEP THE PRINCIPAL LIVING SPACES UNCLUTTERED.

EXTERNALLY, THE PROPERTY BENEFITS FROM A PRIVATE, ENCLOSED REAR GARDEN, OFFERING A SECURE AND CONTAINED OUTDOOR AREA SUITABLE FOR RELAXATION, GARDENING OR OUTDOOR DINING. TO THE FRONT, A DRIVEWAY PROVIDES OFF-STREET PARKING FOR SEVERAL CARS AND LEADS TO A DETACHED GARAGE, OFFERING FURTHER PARKING OR STORAGE AS REQUIRED.

THE PROPERTY IS LOCATED IN RYTON, A POPULAR AREA ON THE WESTERN EDGE OF TYNESIDE. RYTON VILLAGE CENTRE OFFERS A RANGE OF LOCAL AMENITIES INCLUDING SHOPS, CAFÉS AND EVERYDAY SERVICES, WHILE NEARBY BLAYDON PROVIDES LARGER SUPERMARKETS AND ADDITIONAL RETAIL FACILITIES. THE AREA IS ALSO KNOWN FOR ITS GREEN SPACES; RYTON WILLOWS LOCAL NATURE RESERVE, FOUND ALONG THE RIVER TYNE, OFFERS ATTRACTIVE RIVERSIDE WALKS AND WILDLIFE HABITATS, AND THERE ARE SEVERAL LOCAL PARKS WITHIN A SHORT DRIVE.

FAMILIES AND COMMUTERS WILL APPRECIATE THE RANGE OF SCHOOLS AND TRANSPORT LINKS IN THE WIDER AREA. RYTON AND THE SURROUNDING VILLAGES PROVIDE ACCESS TO A SELECTION OF PRIMARY AND SECONDARY SCHOOLS. FOR TRAVEL, BLAYDON RAILWAY STATION IS TYPICALLY AROUND A 10-15 MINUTE DRIVE AWAY, OFFERING REGULAR SERVICES TOWARDS NEWCASTLE AND HEXHAM. FROM BLAYDON, JOURNEY TIMES TO NEWCASTLE CENTRAL STATION ARE OFTEN IN THE REGION OF 10-15 MINUTES, PROVIDING CONVENIENT CONNECTIONS TO THE WIDER NATIONAL RAIL NETWORK. ROAD LINKS VIA THE A695 AND A1 GIVE STRAIGHTFORWARD ACCESS TO NEWCASTLE, GATESHEAD AND THE WIDER NORTH EAST, WHILE LOCAL BUS ROUTES FROM RYTON CONNECT TO NEIGHBOURING TOWNS AND INTO NEWCASTLE CITY CENTRE.

IN SUMMARY, THIS FOR-SALE DETACHED BUNGALOW IN RYTON PRESENTS AN IMMACULATE AND CAREFULLY REMODELLED INTERIOR, WITH GENEROUS LIVING SPACE, MODERN OPEN-PLAN ACCOMMODATION, PRACTICAL UTILITY PROVISION AND EXCELLENT PARKING, COMBINED WITH AN ENCLOSED REAR GARDEN AND ACCESS TO LOCAL AMENITIES AND TRANSPORT LINKS.

Entrance:
Composite door to the front of the property, solid oak door to;

Hallway:
Partial glazed UPVC door leading to driveway, access to partially boarded loft space via ladder and radiator.

Lounge:
12'0" (3.65m) x 24'0" (7.32m)
UPVC window to front, Bi-fold doors to garden at rear, two radiators.

Dining Kitchen:
21'8" (6.61m) x 11'0" (3.61m)
Three UPVC window, fitted with a range of matching wall and base units with quartz work surfaces. Integrated NEFF appliances including Fridge Freezer, small combi fan assisted oven with grill and plate warming, Electric Oven, Induction Hob and Dishwasher. One and a half sink with drainer, dining space and radiator.

Rear Hallway:
Composite door to the side leading to the driveway, door to bedroom two, door to bathroom and door to;

Utility Room
Fully tiled, UPVC window and plumbing for washing machine

Bedroom One
12'11" (3.95m) x 11'9" (3.59m)
Bespoke Fitted Wardrobes, Radiator and UPVC door to garden.

Bedroom Two
12'10 (3.88m) x 5'9" (1.76m)
Two UPVC Windows and Radiator

Shower Room
Fully Tiled with Large Walk in Shower, Basin with Vanity Unit and additional matching vanity unit, Low Level WC, Heated Towel Rail and two UPVC Windows.

Externally
Gated Driveway for multiple vehicles with EV charger, in front of Garage with Electric Roller Shutter.

Gardens to Front & to the rear a garden with secure gates either side and a UPVC door leading to the garage.

Agents Note:
The vendor has advised us that the property has been remodelled from 3 bedroom to 2 bedroom increasing the living spaces including bi-fold doors into the garden, has had a new roof, new boiler and central heating system, a complete electrical rewire, the property has been fully replastered throughout including the ceilings, has had new flooring throughout, a new kitchen, creation of a utility room, along with a new garden wall, railings & gates and an electric roller shutter added to the detached garage.

Agents Note:
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

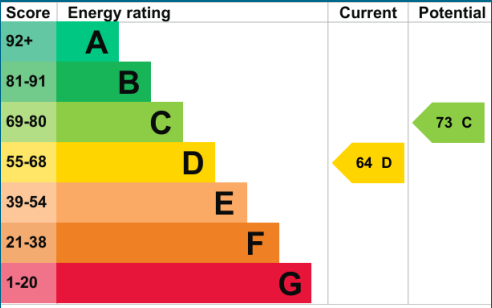
PRIMARY SERVICES SUPPLY
Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: FIBRE TO PREMISES
Mobile Signal Coverage Blackspot: No
Parking: DRIVEWAY

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: C
EPC RATING: D

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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

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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