



Stargate Lane | Ryton | NE40 3DU

**£310,000**



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**DETACHED BUNGALOW**

**TWO BEDROOMS**

**SOUGHT AFTER LOCATION**

**GARAGE**

**STUNNING KITCHEN DINER**

**GARDENS**

**BI-FOLD DOORS**

**GATED DRIVEWAY**

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THIS TWO BEDROOM DETACHED BUNGALOW IS FOR SALE IN RYTON, OFFERING WELL-PRESENTED SINGLE-STOREY LIVING WITH PRACTICAL OUTDOOR SPACE AND GOOD ACCESS TO LOCAL AMENITIES.

INTERNALLY, THE PROPERTY PROVIDES ONE RECEPTION ROOM AND A SEPARATE KITCHEN, TOGETHER FORMING A FUNCTIONAL LAYOUT FOR EVERYDAY LIVING AND DINING. THERE IS A FAMILY BATHROOM SERVING THE TWO BEDROOMS.

EXTERNALLY, THE BUNGALOW BENEFITS FROM A GATED DRIVEWAY, PROVIDING OFF-STREET PARKING AND LEADING TO A GARAGE FOR ADDITIONAL PARKING OR STORAGE. AN ENCLOSED GARDEN OFFERS PRIVATE OUTDOOR SPACE SUITABLE FOR RELAXATION OR PLAY.

THE PROPERTY IS LOCATED IN RYTON, WITHIN REACH OF LOCAL SHOPS, CAFÉS AND EVERYDAY SERVICES IN AND AROUND RYTON VILLAGE CENTRE. NEARBY RYTON WILLOWS AND RIVERSIDE WALKS ALONG THE TYNE PROVIDE ATTRACTIVE GREEN SPACE FOR WALKING AND OUTDOOR ACTIVITIES.

PUBLIC TRANSPORT LINKS ARE AVAILABLE VIA LOCAL BUS SERVICES CONNECTING RYTON TO NEWCASTLE UPON TYNE, GATESHEAD AND SURROUNDING AREAS, MAKING COMMUTING AND LEISURE TRIPS ACCESSIBLE. BLAYDON RAILWAY STATION, A SHORT DRIVE AWAY, OFFERS SERVICES TOWARDS NEWCASTLE AND HEXHAM, WITH JOURNEY TIMES TO NEWCASTLE CENTRAL TYPICALLY AROUND 10-15 MINUTES, PROVIDING WIDER REGIONAL AND NATIONAL RAIL CONNECTIONS.

LOCAL SCHOOLING OPTIONS IN RYTON AND NEIGHBOURING COMMUNITIES INCLUDE PRIMARY AND SECONDARY SCHOOLS THAT SERVE THE AREA, MAKING THIS BUNGALOW A PRACTICAL OPTION FOR HOUSEHOLDS SEEKING ACCESS TO EDUCATION, AMENITIES AND TRANSPORT WITHIN A RESIDENTIAL SETTING.

The accommodation:

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, Microwave Oven, Electric Oven, Induction Hob and Dishwasher. One and a half sink with drainer, dining space and radiator.

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.

#### 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: TBC**

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**EPC WILL GO HERE**

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