



Runhead Gardens | Ryton | NE40 3HH

**Auction Guide Price £120,000+**



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**SEMI DETACHED HOUSE**

**TWO BEDROOMS**

**TWO RECEPTION ROOMS**

**NO ONWARD CHAIN**

**DRIVEWAY AND GARDEN**

**GARAGE AND CARPORT**

**RARE TO THE MARKET**

**LOTS OF POTENTIAL**

**RMS** | Rook  
Matthews  
Sayer

FOR SALE BY AUCTION – 28<sup>TH</sup> MAY 2026 – OPTION 2 – TERMS AND CONDITIONS APPLY SEE [WWW.AGENTSPROPERTYAUCTION.COM](http://WWW.AGENTSPROPERTYAUCTION.COM)

THIS 2-BEDROOM SEMI-DETACHED HOUSE IS AVAILABLE IN THE POPULAR TOWN OF RYTON, OFFERING A PRACTICAL LAYOUT AND GREAT POTENTIAL FOR THOSE LOOKING TO PUT THEIR OWN STAMP ON THEIR HOME. .

ON THE GROUND FLOOR, THERE IS AN EXTENDED OPEN-PLAN LIVING AND DINING SPACE, IDEAL FOR EVERYDAY FAMILY LIFE. THE KITCHEN INCLUDES A BREAKFAST AREA, PROVIDING A USEFUL SPOT FOR CASUAL MEALS. UPSTAIRS, YOU'LL FIND TWO DOUBLE BEDROOMS, BOTH WITH BUILT-IN WARDROBES, PLUS A SHOWER ROOM.

ONE OF THE STANDOUT FEATURES IS THE LARGE SOUTH-FACING GARDEN, COMPLETE WITH A SUMMER HOUSE – A VERSATILE SPACE THAT COULD BE USED FOR HOBBIES, STORAGE OR AS A QUIET RETREAT. TO THE FRONT AND SIDE, THERE IS A DRIVEWAY, CAR PORT AND GARAGE, OFFERING AMPLE OFF-STREET PARKING.

THE PROPERTY IS WELL PLACED FOR LOCAL AMENITIES IN RYTON, INCLUDING SHOPS, CAFÉS AND EVERYDAY SERVICES. FAMILIES AND FIRST-TIME BUYERS WILL APPRECIATE THE COMMUNITY FEEL OF THE AREA, AS WELL AS ACCESS TO LOCAL SCHOOLS.

PUBLIC TRANSPORT LINKS ARE CONVENIENT, WITH BUS SERVICES CONNECTING RYTON TO NEWCASTLE UPON TYNE AND SURROUNDING AREAS. RAIL LINKS ARE AVAILABLE FROM NEARBY STATIONS SUCH AS BLAYDON AND WYLAM, OFFERING ROUTES INTO NEWCASTLE IN AROUND 15-20 MINUTES BY TRAIN, IDEAL FOR COMMUTERS.

THIS SEMI-DETACHED HOUSE IS OFFERED WITH **\*\*NO ONWARD CHAIN\*\***, PROVIDING A STRAIGHTFORWARD OPPORTUNITY FOR BUYERS LOOKING TO PUT THEIR OWN STAMP ON A HOME IN A WELL-CONNECTED TYNE VALLEY LOCATION.

#### The accommodation:

Porch:  
UPVC porch to the front and door to;

Hallway:  
Radiator.

Lounge: 17'0" 5.18m x 12'3" 3.73m  
UPVC square bay window to the front, gas fire with surround, radiator and open plan to;

Dining Room: 14'6" 4.42m x 8'2" 2.48m  
UPVC window, under stairs storage and radiator.

Kitchen: 14'6" 4.42m x 7'10" 2.39m  
Wooden stable door to the rear porch, UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl stainless steel sink unit with drainer, integrated gas hob, electric oven with grill and plumbed for washing machine,

Rear Porch:  
UPVC door to garden, UPVC window and storage, access to garage which has water, sink with drainer and power.

First Floor Landing:  
UPVC window.

Bedroom One: 12'2" 3.71m max x 12'1" 3.68m  
UPVC window, built in storage and radiator.

Bedroom Two: 18'10" 5.74m x 14'8" 4.47m L Shaped  
Extended. Two UPVC windows, built in wardrobes and radiator.

Bathroom wc:  
Large shower, vanity wash hand basin, low level wc, part clad, part tiled and heated towel rail.

Externally:  
To the rear of the property there is a South Facing rear garden with a vegetable patch and also an outside toilet. To the front there is a driveway providing off street parking, a car port and a garage.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS  
Broadband: NONE  
Mobile Signal Coverage Blackspot: No  
Parking: GARAGE AND 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. 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

#### Agents Note:

It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take necessary steps to advise accordingly.

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

Terms and conditions apply see [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

COUNCIL TAX BAND: C

EPC RATING: C

RY00007366.VS.EW.04.02.2026.V.3.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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