



Heddon View | Ryton | NE40 3JB

**OIEO £115,000**



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**NO ONWARD CHAIN**

**SPACIOUS KITCHEN**

**GARDENS**

**RENTAL POTENTIAL**

**TWO DOUBLE BEDROOMS**

**ON STREET PARKING**

**CUL DE SAC LOCATION**

**VIEWING ADVISED**

**RMS** | Rook  
Matthews  
Sayer

THIS TWO-BEDROOM SEMI-DETACHED HOUSE IS FOR SALE IN RYTON, OFFERING ACCOMMODATION SUITED TO FIRST-TIME BUYERS AND INVESTORS. THE GROUND FLOOR INCLUDES A RECEPTION ROOM WITH LARGE WINDOWS AND A FIREPLACE, PROVIDING A CENTRAL LIVING SPACE. THE KITCHEN BENEFITS FROM NATURAL LIGHT AND INCLUDES SPACE FOR DINING, CREATING A PRACTICAL AREA FOR EVERYDAY MEALS AND ENTERTAINING.

UPSTAIRS, THERE ARE TWO DOUBLE BEDROOMS. THE MAIN BEDROOM FEATURES FITTED STORAGE, WHILE THE SECOND DOUBLE BEDROOM OFFERS FLEXIBLE USE AS A GUEST ROOM, HOME OFFICE OR CHILDREN'S ROOM. THE BATHROOM IS FITTED WITH A SHOWER OVER THE BATH. EXTERNALLY, THERE ARE FRONT AND REAR GARDENS, PROVIDING OUTDOOR SPACE FOR PLANTING, PLAY OR SEATING AREAS. THE PROPERTY IS OFFERED WITH NO ONWARD CHAIN.

RYTON IS A RESIDENTIAL AREA TO THE WEST OF NEWCASTLE UPON TYNE, WITH A RANGE OF LOCAL AMENITIES AVAILABLE IN NEARBY RYTON VILLAGE CENTRE, INCLUDING SHOPS, CAFÉS AND ESSENTIAL SERVICES. THERE ARE SEVERAL NEARBY SCHOOLS IN THE LOCAL AREA, MAKING THE LOCATION PRACTICAL FOR HOUSEHOLDS WITH EDUCATIONAL REQUIREMENTS.

PUBLIC TRANSPORT LINKS INCLUDE BUS SERVICES CONNECTING RYTON WITH NEWCASTLE CITY CENTRE AND SURROUNDING AREAS. FOR RAIL CONNECTIONS, BLAYDON AND WYLAM STATIONS ARE ACCESSIBLE BY A SHORT DRIVE, OFFERING SERVICES TOWARDS NEWCASTLE AND CARLISLE; JOURNEYS TO NEWCASTLE FROM BLAYDON CAN BE AROUND 10-15 MINUTES BY TRAIN. ROAD LINKS VIA THE A695 AND A1 PROVIDE ACCESS ACROSS TYNESIDE AND FURTHER AFIELD

The accommodation:

Entrance:

UPVC door to the front and radiator.

Lounge: 14'0" 4.27m max x 12'11" 3.94m max

UPVC window to the front, log burner style electric fire with surround and radiator.

Kitchen: 17'5" 5.31m x 9'1" 2.77m

Two UPVC windows, UPVC door to the garden, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit with drainer, under stairs storage, dining space and radiator.

First Floor Landing:

UPVC window and storage.

Bedroom One: 14'3" 4.34m x 10'5" 3.18m

UPVC window and radiator.

Bedroom Two: 9'1" 2.77m x 8'1" 2.72m

UPVC window, storage and radiator.

Bathroom:

Two UPVC windows, bath with shower over, wash hand basin, low level wc, fully tiled and radiator.

Externally:

There are gardens to both the front and the rear.

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE TO CABINET

Mobile Signal Coverage Blackspot: No

Parking: ON STREET

## 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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**RMS** | Rook  
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Sayer



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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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