



North View | Barmoor | NE40 3BG

**£130,000**



**STONE-BUILT TERRACE**

**ENCLOSED REAR YARD**

**OPEN FIRE**

**FRONT GARDEN**

**KITCHEN/DINER**

**NO ONWARD CHAIN**

**TWO DOUBLE BEDROOMS**

**PLENTY OF STORAGE**

**RMS** | Rook  
Matthews  
Sayer

THIS STONE BUILT TWO-BEDROOM TERRACED HOUSE IS FOR SALE IN THE BARMOOR AREA OF RYTON, OFFERING A BLANK CANVAS FOR BUYERS LOOKING TO PUT THEIR OWN STAMP ON A PROPERTY.

THE GROUND FLOOR INCLUDES A RECEPTION ROOM FEATURING AN OPEN FIRE WITH SURROUND, CREATING A FOCAL POINT FOR THE SPACE. TO THE REAR, A KITCHEN/DINER PROVIDES ROOM FOR BOTH COOKING AND EVERYDAY DINING. UPSTAIRS, THERE ARE TWO DOUBLE BEDROOMS, ALONG WITH A BATHROOM.

OUTSIDE, THE PROPERTY BENEFITS FROM AN ENCLOSED REAR YARD AND A FRONT GARDEN, OFFERING DEFINED OUTDOOR AREAS FOR SEATING, STORAGE, OR PLANTING. THESE FEATURES, TOGETHER WITH THE LAYOUT, MAKE IT A SUITABLE OPTION AS A STARTER HOME OR INVESTMENT.

BARMOOR SITS WITHIN RYTON ON THE OUTSKIRTS OF NEWCASTLE UPON TYNE, WITH RYTON'S LOCAL AMENITIES INCLUDING SHOPS, CAFÉS AND EVERYDAY SERVICES ON AND AROUND THE VILLAGE CENTRE. NEARBY GREEN SPACES SUCH AS RYTON WILLOWS LOCAL NATURE RESERVE AND ACCESS TO THE RIVER TYNE PROVIDE OPPORTUNITIES FOR WALKING AND RECREATION.

PUBLIC TRANSPORT LINKS ARE AVAILABLE VIA LOCAL BUS ROUTES CONNECTING RYTON WITH NEWCASTLE CITY CENTRE AND SURROUNDING AREAS. THE NEAREST RAIL CONNECTIONS ARE FROM BLAYDON AND WYLAM STATIONS, BOTH A SHORT DRIVE AWAY, OFFERING SERVICES TOWARDS NEWCASTLE, HEXHAM AND CARLISLE. JOURNEYS INTO NEWCASTLE FROM THESE STATIONS TYPICALLY TAKE AROUND 10-15 MINUTES BY TRAIN. ROAD LINKS VIA THE A695 GIVE FURTHER ACCESS ACROSS TYNESIDE AND TOWARDS THE A1.

OVERALL, THIS TERRACED HOUSE OFFERS A STRAIGHTFORWARD LAYOUT AND OUTDOOR SPACE IN A RYTON LOCATION SUITED TO COMMUTERS AND LOCAL BUYERS ALIKE.

The accommodation:

Hallway:

Wooden single glazed front door, stairs to the first floor and door into the lounge.

Lounge: 14'9" 4.50m x 13'1" 4.00m  
13'01" 3.99m into the alcove x 15'00" 4.57m  
Double glazed UPVC window to the front overlooking the garden, radiator, open fire with surround, built-in storage cupboard under the stairs and door to;

Kitchen: 16'5" 5.00m x 7'10" 2.40m  
7'10" 2.39m x 16'08" 5.08m  
Double glazed UPVC window to the rear overlooking the yard, Belfast sink, mix of matching base and wall mounted units, electric stand alone oven, plumbing for washing machine, plumbing for dishwasher, radiator and door to the rear yard.

First Floor Landing:

Doors to the Bathroom and Bedroom one.

Bedroom One: 14'9" 4.50m x 13'1" 4.00m  
13'01" 3.99m maximum x 15'00" 4.57m  
Double glazed UPVC window to the front, storage cupboard with fitted rail for clothing, radiator.

Bathroom:

6'01" 1.85m x 8'00" 2.44  
Single glazed window to the rear, radiator, paneled bath with shower over bath, wc, pedestal basin and door to;

Bedroom Two:  
10'2" 3.10m x 7'10" 2.40m  
Double glazed UPVC window to the rear and radiator.

Externally:

There is a garden to the front leading to a quiet walkway for access. To the rear of the property there is a low maintenance enclosed rear yard with gated access to the back lane of the property.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband:

Mobile Signal Coverage Blackspot: No

Parking: 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

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.

#### COUNCIL TAX BAND: B

#### EPC RATING: D

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 62 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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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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