



Holburn Terrace | Ryton | NE40 3DQ

OIEO £240,000



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PERIOD PROPERTY

THREE BEDROOMS

LOG BURNER

STUNNING KITCHEN

SNUG

GROUND FLOOR WC

REAR GARDEN

GARAGE

**RMS** | Rook  
Matthews  
Sayer

THIS STUNNING PERIOD PROPERTY HAS BEEN TASTEFULLY RENOVATED BY THE CURRENT OWNERS, CREATING A STYLISH AND PRACTICAL HOME WHILST STILL EMBRACING TRADITIONAL FEATURES.

ON THE GROUND FLOOR, A WELCOMING RECEPTION ROOM WITH LARGE WINDOWS AND A LOG BURNER CREATES A COSY CENTRAL SPACE TO RELAX. THERE IS A SEPARATE SNUG ROOM PROVIDING USEFUL EXTRA LIVING SPACE, IDEAL FOR A PLAYROOM, HOME OFFICE OR QUIET RETREAT. THE WELL-PRESENTED KITCHEN INCLUDES A BREAKFAST AREA AND A RANGE-STYLE COOKER, OFFERING A SOCIABLE SPOT FOR EVERYDAY MEALS. A DOWNSTAIRS WC/UTILITY ADDS PRACTICAL CONVENIENCE.

UPSTAIRS, THERE ARE TWO DOUBLE BEDROOMS AND ONE SINGLE BEDROOM, GIVING FLEXIBLE OPTIONS FOR FAMILIES OR THOSE NEEDING A HOME OFFICE. THE FAMILY BATHROOM FEATURES A SHOWER OVER THE BATH AND A HEATED TOWEL RAIL. THE PROPERTY HAS BEEN RENOVATED BY THE CURRENT OWNERS AND IS IN GOOD CONDITION.

OUTSIDE, THERE IS A REAR YARD, A GARDEN AND A GARAGE, PROVIDING OUTDOOR SPACE AND VALUABLE STORAGE OR PARKING.

RYTON OFFERS NEARBY SCHOOLS AND ATTRACTIVE WALKING ROUTES ALONG THE RIVER TYNE AND SURROUNDING COUNTRYSIDE. LOCAL SHOPS, CAFÉS AND AMENITIES CAN BE FOUND IN RYTON'S CENTRE AND NEARBY BLAYDON. BLAYDON RAILWAY STATION IS A SHORT DRIVE AWAY, WITH SERVICES TOWARDS NEWCASTLE AND HEXHAM; NEWCASTLE CITY CENTRE CAN TYPICALLY BE REACHED BY TRAIN IN AROUND 15-20 MINUTES. REGULAR BUS SERVICES ALSO CONNECT RYTON TO NEWCASTLE AND NEIGHBOURING AREAS.

THIS HOME MAY PARTICULARLY SUITE FIRST-TIME BUYERS AND FAMILIES LOOKING TO PUT DOWN ROOTS IN A SOUGHT-AFTER LOCATION.

#### The accommodation:

**Entrance:**  
UPVC door to the front, stained glass wooden door to;

**Hallway:**  
Radiator.

**Lounge:** 15'9" 4.80m into alcove x 13'11" 4.24m into bay  
UPVC bay window to the front, log burner and radiator.

**Kitchen:** 19'8" 5.99m max x 11'11" 3.63m  
Fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit with drainer, space for free standing Rang cooker, integrated dishwasher, Breakfast bar and radiator.

**Snug:** 11'9" 3.58m max x 89" 2.67m  
UPVC window and radiator.

**WC/Utility:**  
UPVC window, low level wc, wash hand basin and plumbed for washing machine.

**First Floor Landing:**  
Storage.

**Bedroom One:** 13'5" 4.09m x 12'3" 3.73m into alcove  
UPVC window, fireplace and radiator.

**Bedroom Two:** 12'11" 3.94m x 10'5" 3.18m  
UPVC window and radiator.

**Bedroom Three:** 10'3" 3.12m x 7'0" 2.13m  
UPVC window and radiator.

#### Bathroom:

Bath with shower over, low level wc, vanity wash hand basin, part tiled and heated towel rail.

#### Externally:

There is a patio garden to the front of the property. To the rear there is a yard, garden over the lane and a garage.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS  
Broadband: CABLE  
Mobile Signal Coverage Blackspot: No  
Parking: GARAGE

#### 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

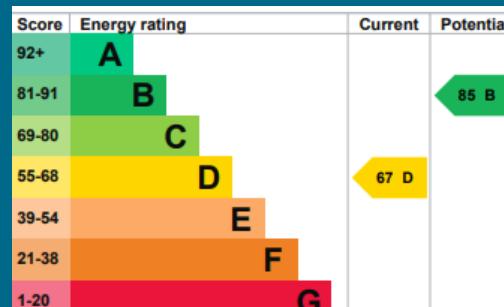
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Agents Note: The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

#### COUNCIL TAX BAND: B

EPC RATING: D

RY00007383.VS.EW.19.02.2026.V.1.





**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 interest 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.

