



North View | Ryton | NE40 3BG

£100,000



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TERRACED HOUSE

TWO BEDROOMS

STONE BUILT

LOFT ROOM

FRONT GARDEN

REAR YARD

STREET PARKING

NO ONWARD CHAIN

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THIS STONE BUILT TERRACED HOUSE IN RYTON IS AVAILABLE AND WOULD SUIT FIRST-TIME BUYERS OR INVESTORS LOOKING FOR A PROPERTY THAT NEEDS MODERNISING AND CAN BE SHAPED TO THEIR OWN TASTE.

ON THE GROUND FLOOR, THERE IS ONE RECEPTION ROOM FEATURING LARGE WINDOWS, A FIREPLACE AND WOOD FLOORS, CREATING A BRIGHT AND WELCOMING LIVING SPACE. THE SEPARATE KITCHEN INCLUDES DINING SPACE, PROVIDING A PRACTICAL AREA FOR EVERYDAY MEALS. UPSTAIRS ARE TWO DOUBLE BEDROOMS AND A BATHROOM WITH A SHOWER OVER THE BATH. A LOFT ROOM OFFERS ADDITIONAL USABLE SPACE, IDEAL FOR STORAGE OR A HOBBY AREA. OUTSIDE, THERE IS A FRONT GARDEN AND A REAR YARD. THE PROPERTY IS OFFERED WITH NO ONWARD CHAIN.

BARMOOR AND THE WIDER RYTON AREA ARE WELL SERVED BY NEARBY SCHOOLS, MAKING THIS AN APPEALING OPTION FOR HOUSEHOLDS WANTING EDUCATION OPTIONS CLOSE BY. RYTON'S LOCAL AMENITIES INCLUDE SHOPS, CAFÉS AND EVERYDAY SERVICES, WITH RYTON VILLAGE AND NEARBY CRAWCROOK OFFERING FURTHER FACILITIES.

PUBLIC TRANSPORT LINKS ARE AVAILABLE VIA LOCAL BUS SERVICES CONNECTING RYTON WITH NEWCASTLE UPON TYNE AND SURROUNDING AREAS. FOR RAIL CONNECTIONS, WYLAM AND BLAYDON STATIONS ARE A SHORT DRIVE AWAY, OFFERING SERVICES TOWARDS NEWCASTLE AND HEXHAM/CARLISLE, PROVIDING USEFUL ROUTES FOR COMMUTERS. THE A1 AND A69 ARE ACCESSIBLE BY CAR, OPENING UP BROADER TRAVEL ACROSS TYNESIDE AND BEYOND.

THIS TWO-BEDROOM TERRACED HOUSE PRESENTS AN OPPORTUNITY TO MODERNISE A HOME IN A CONVENIENT RYTON LOCATION WITH PUBLIC TRANSPORT LINKS AND NEARBY SCHOOLS.

The accommodation:

Lounge: 16'8" 5.08m max x 15'1" 4.59m
UPVC door to the front, UPVC window, gas fire with surround, under stairs storage and radiator.

Kitchen: 15'3" 4.65m x 7'6" 2.29m
UPVC door and UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating sink with drainer, space for free standing electric cooker, plumbed for washing machine, plumbed for dishwasher and radiator.

First Floor Landing:

Bedroom One: 13'0" 3.96m x 11'10" 3.61m
UPVC window, large cupboard and radiator.

Bedroom Two: 10'2" 3.10m x 7'11" 2.41m
UPVC window and radiator.

Bathroom wc:
UPVC window, bath with shower, low level wc, wash hand basin, tiled and radiator.

Loft Room:
Skylight.

Externally:
There is a garden to the front and a yard to the rear.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: FIBRE
Mobile Signal Coverage Blackspot: No
Parking: STREET PARKING

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.

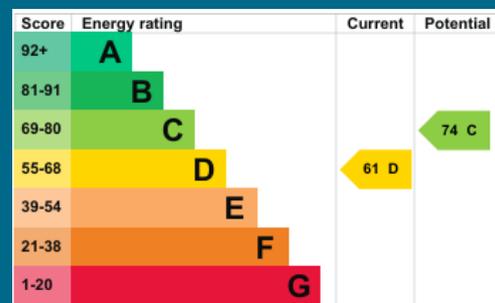
TENURE

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

COUNCIL TAX BAND: A

EPC RATING: D

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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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