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# TILLEY CRESCENT, RYTON, NE40

Offers Over £270,000

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Beautifully presented three-bedroom home, featuring a dual aspect living room with bi-fold doors, a modern kitchen/dining room with French doors, a principal bedroom with en-suite, alongside a private rear garden and off-street parking.

The property offers a well-balanced layout with strong natural light throughout, with both main reception spaces opening directly onto the garden, creating an ideal arrangement for everyday living and entertaining. The inclusion of a separate utility room and well-proportioned bedrooms further enhances the practicality of the home.

Situated in the popular area of Ryton, the property benefits from access to local amenities, schools, and transport links, with convenient routes to Newcastle upon Tyne and the A1, making it well suited to a range of buyers including families and commuters.

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The internal accommodation comprises: a welcoming entrance hall with stairs leading to the first floor and a convenient ground floor WC.

To the left is a well-proportioned dual aspect living room, featuring a large front-facing window and bi-fold doors opening directly onto the rear garden, allowing for excellent natural light and creating a bright and inviting reception space.

To the right, the kitchen/dining room is also dual aspect and well arranged with a range of modern wall and base units, ample work surface space, and integrated appliances. There is ample space for a dining table and chairs, and French doors open out to the rear garden, enhancing the connection between indoor and outdoor living. This area leads through to a useful utility room, which provides additional storage, under-stairs storage, and an external access door.

To the first floor, the landing provides access to three well-proportioned bedrooms, including a main bedroom which benefits from an en-suite shower room with contemporary fittings. The remaining bedrooms are served by a modern family bathroom, finished with stylish tiling and a bath with shower over.

Externally, the property benefits from off-street parking to the front. To the rear, there is an enclosed garden laid mainly to lawn with a paved patio area, providing space for outdoor seating and entertaining.

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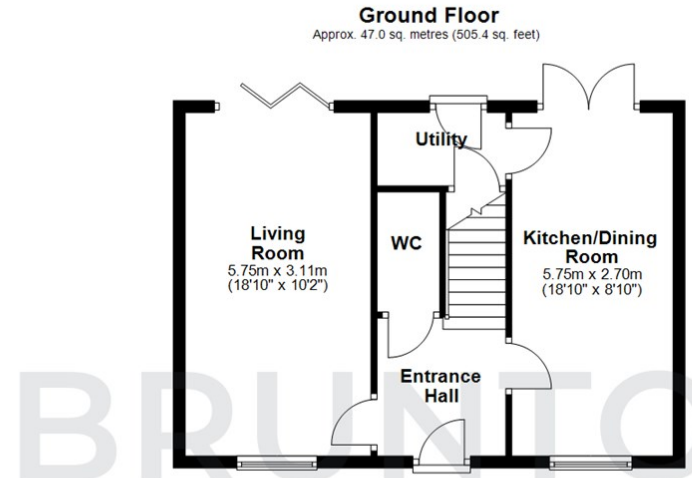
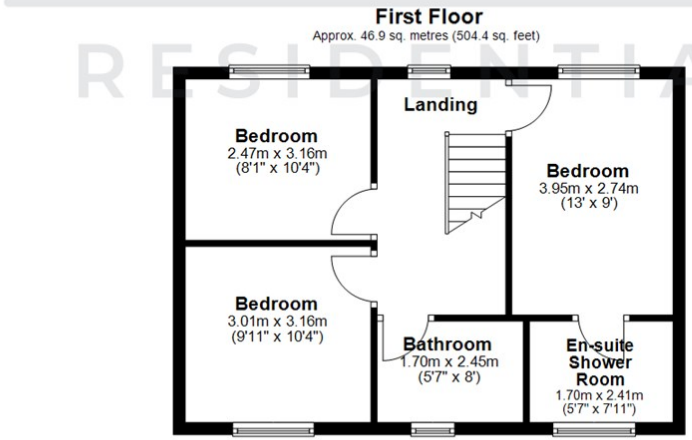
TENURE : Freehold

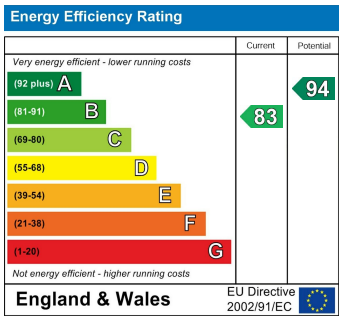
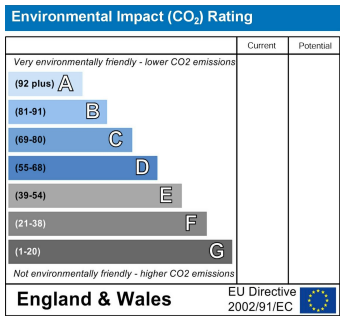
LOCAL AUTHORITY : Gateshead CC

COUNCIL TAX BAND : C

EPC RATING : B




Total area: approx. 93.8 sq. metres (1009.8 sq. feet)

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.