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TILLEY CRESCENT, RYTON, NE40

Fixed Asking Price £135,000

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Well-presented two-bedroom semi-detached home situated within a popular modern residential development in Ryton offering well-balanced accommodation throughout.

Particular highlights include the spacious living room, contemporary kitchen/dining room, ground floor WC and two generous double bedrooms. The property is decorated in a fresh, neutral style throughout and enjoys a pleasant enclosed rear garden, providing excellent outdoor space for a property of this type.

Tilley Crescent occupies a convenient position within Ryton, offering easy access to a range of local shops, schools and everyday amenities. The area benefits from excellent transport links to Newcastle city centre, Gateshead and the wider region, making it particularly appealing to commuters. Ryton also offers access to attractive countryside walks and green spaces, combining village-style living with excellent connectivity.

SHARED OWNERSHIP SCHEME 75% - CRITERIA APPLIES - ASK FOR MORE INFO.

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The internal accommodation comprises: entry into a generous living room positioned to the front of the property. This well-proportioned reception space benefits from a large front-facing window allowing plenty of natural light to flood the room, whilst the neutral décor and modern finishes create a bright and welcoming environment. Stairs rise to the first-floor landing, and a door to the rear provides access to the inner hallway.

The inner hallway incorporates a useful ground floor WC and leads through to the kitchen/dining room positioned across the rear of the property. This spacious room is fitted with a range of contemporary wall and base units complemented by contrasting work surfaces and integrated appliances such as oven, hob, extractor, fridge, freezer and dishwasher. There is ample space for dining furniture, making it an ideal setting for both everyday living, whilst a rear-facing window and glazed door provide pleasant views across the garden and allow an abundance of natural light into the room, there is also an external door to the rear garden from the kitchen.

To the first floor, the landing provides access to two well-proportioned double bedrooms and the family bathroom. The principal bedroom is a generous double room positioned to the front of the property, whilst the second bedroom overlooks the rear elevation and also offers comfortable double-bedroom size accommodation. Completing the first-floor accommodation is the family bathroom, fitted with a modern white suite incorporating a bath with shower over, wash hand basin and WC.

Externally, the property benefits from an enclosed rear garden incorporating a lawn and paved patio seating area, providing an excellent outdoor space. To the front, there is allocated off-street parking together with an attractive frontage and pathway leading to the main entrance.



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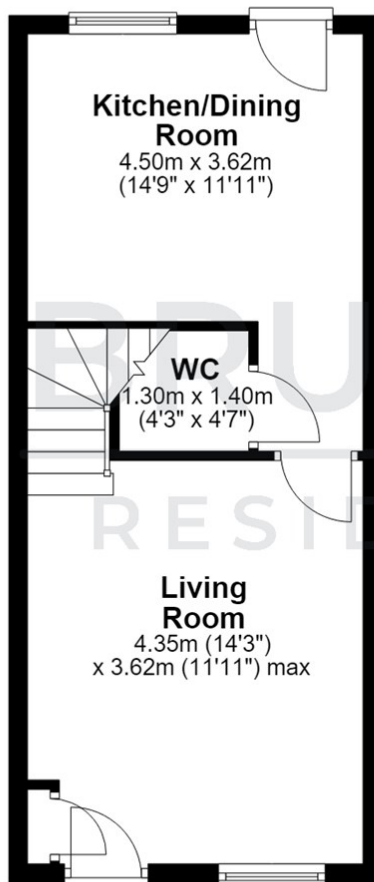
TENURE : Leasehold

LOCAL AUTHORITY : Gateshead

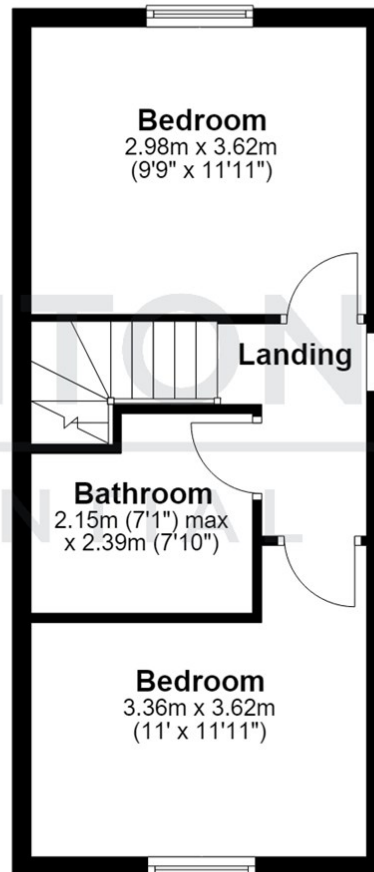
COUNCIL TAX BAND : B

EPC RATING : B

Ground Floor
Approx. 32.4 sq. metres (348.7 sq. feet)



First Floor
Approx. 32.0 sq. metres (344.1 sq. feet)



Total area: approx. 64.4 sq. metres (692.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	