



Mitchell Street | Crawcrook | NE40 4HD

£120,000



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MOVE IN READY

TWO RECEPTION ROOMS

TWO BEDROOMS

BEDROOM STORAGE

LOUNGE WITH FIREPLACE

GREAT CONDITION

FRONT GARDEN

REAR DECKED YARD

RMS | Rook
Matthews
Sayer

THIS TWO-BEDROOM TERRACED HOUSE IS OFFERED FOR SALE IN AN IMMACULATE, MOVE-IN READY CONDITION IN THE POPULAR VILLAGE OF RYTON.

THE GROUND FLOOR FEATURES A GREAT SIZE RECEPTION ROOM WITH A FEATURE FIREPLACE, PROVIDING A COMFORTABLE CENTRAL LIVING SPACE. A WELL-PLANNED KITCHEN SUPPORTS DAY-TO-DAY LIVING AND ACCESS TO THE REAR. UPSTAIRS, THERE ARE TWO GOOD SIZED BEDROOMS, ONE BENEFITING FROM BUILT-IN STORAGE, ALONG WITH A BATHROOM LOCATED ON THE GROUND FLOOR. EXTERNALLY, THE PROPERTY ENJOYS A GARDEN TO THE FRONT AND A DECKED AREA TO THE REAR, OFFERING USABLE OUTDOOR SPACE FOR SEATING OR CONTAINER PLANTING. THE PROPERTY IS AVAILABLE FOR SALE TO MOVE INTO, OR IS AVAILABLE WITH A CURRENT TENANT IN SITU IF INTERESTED IN PURCHASING A LONG-TERM INVESTMENT WITH A FANTASTIC TENANT LOOKING TO STAY IF THERE IS OPPORTUNITY TO DO SO.

RYTON OFFERS A VILLAGE ATMOSPHERE WITH ACCESS TO LOCAL AMENITIES INCLUDING SHOPS, CAFÉS AND PUBS AROUND FRONT STREET, AS WELL AS GREEN SPACE AT NEARBY RYTON WILLOWS NATURE RESERVE AND LOCAL PARKS ALONG THE RIVER TYNE. THERE ARE SEVERAL PRIMARY AND SECONDARY SCHOOLS IN THE WIDER RYTON AND GATESHEAD AREA, MAKING THE LOCATION PRACTICAL FOR HOUSEHOLDS REQUIRING ACCESS TO EDUCATION.

PUBLIC TRANSPORT OPTIONS INCLUDE BUS SERVICES THROUGH RYTON CONNECTING TO NEWCASTLE UPON TYNE AND SURROUNDING AREAS, SUITABLE FOR COMMUTING OR LEISURE. THE NEAREST MAINLINE RAIL SERVICES ARE AVAILABLE FROM STATIONS SUCH AS WYLAM OR BLAYDON, REACHABLE BY A SHORT DRIVE, OFFERING ROUTES TOWARDS NEWCASTLE, HEXHAM AND CARLISLE.

THIS PROPERTY WILL APPEAL TO BUYERS SEEKING AN ORDERLY, READY-TO-OCCUPY TWO-BEDROOM TERRACED HOUSE IN A VILLAGE SETTING WITH LOCAL FACILITIES AND ACCESS TO WIDER TYNESIDE.

The accommodation:

Hallway:
Stairs to first floor and radiator.

WC:
Low level wc, push button wc, vanity was hand basin with mixer taps and radiator.

Lounge: 16'0" 4.88m x 13'8" 4.17m into alcove plus recess
Double glazed window to the front, fireplace, two storage cupboards and radiator.

Kitchen: 10'11" 3.33m x 7'9" 2.36m
Double glazed window to the rear, fitted with a range of matching wall and base units with work surfaces above incorporating double sink with drainer, electric oven, gas hob, integrated fridge freezer and door to;

Bathroom:
Double glazed window to the rear, panelled bath with shower over, mixer taps, pedestal wash hand basin with mixer taps, storage cupboard and heated towel rail.

Rear Hallway:
Double glazed window and double glazed door to the side, plumbed for washing machine and radiator.

First Floor Landing:
Double glazed window to the rear and loft access.

Bedroom One: 17'3" 5.26m max x 9'7" 2.92m
Two double glazed windows and radiator.

Bedroom Two: 10'3" 3.12m x 6'2" 1.88m
Double glazed window to the rear and radiator.

Externally:
There is a graveled garden to the front. To the rear there is a decked area with steps leading down to a small patio yard.

PRIMARY SERVICES SUPPLY

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

MINING

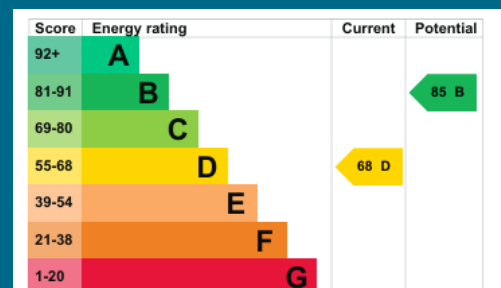
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

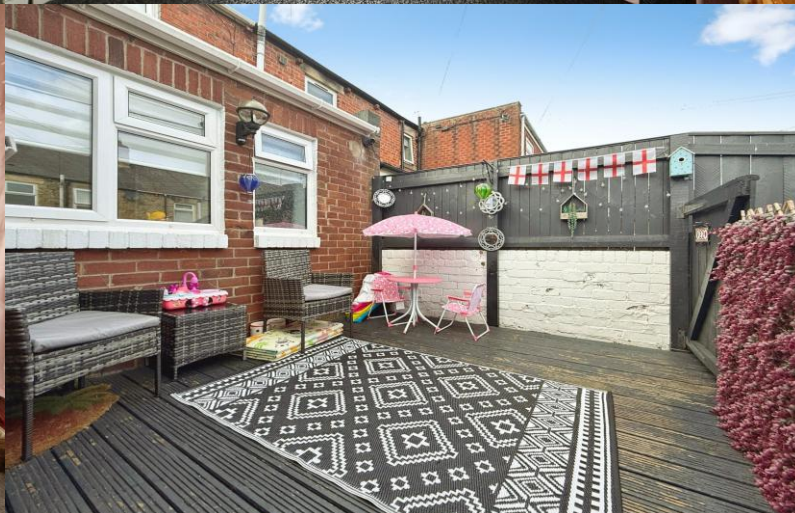
TENURE

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

RY00007564.VS.EW.24.04.2026.V.2.





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 interests 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.



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