



Runhead Terrace | Ryton | NE40 3HW

£135,000



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MID TERRACE HOUSE

TWO BEDROOMS

LOFT ROOM

KITCHEN DINER

GARDENS

YARD

NO CHAIN

POPULAR LOCATION

RMS | Rook
Matthews
Sayer

THIS TWO-BEDROOM TERRACED HOUSE IS FOR SALE IN RYTON AND IS WELL SUITED TO FIRST-TIME BUYERS LOOKING FOR A PRACTICAL HOME IN GOOD CONDITION.

ON THE GROUND FLOOR, YOU'LL FIND A WELCOMING RECEPTION ROOM WITH FIREPLACE, A KITCHEN WITH DINING SPACE AND A BREAKFAST AREA, PLUS THE ADDED BENEFIT OF A SEPARATE UTILITY ROOM. A DOWNSTAIRS WC ADDS USEFUL CONVENIENCE. UPSTAIRS ARE TWO DOUBLE BEDROOMS AND A BATHROOM WITH SHOWER OVER BATH, PROVIDING FLEXIBLE SPACE FOR COUPLES, SHARERS OR THOSE WORKING FROM HOME.

OUTSIDE, THE PROPERTY OFFERS FRONT AND REAR YARDS ALONG WITH A SEPARATE SPACE, GIVING OPTIONS FOR SEATING, PARKING OR OUTDOOR STORAGE. THE HOUSE IS OFFERED WITH NO ONWARD CHAIN, WHICH MAY APPEAL TO BUYERS HOPING FOR A STRAIGHTFORWARD MOVE.

RYTON IS KNOWN FOR ITS VILLAGE FEEL, WITH LOCAL AMENITIES INCLUDING SHOPS, CAFÉS AND EVERYDAY SERVICES WITHIN EASY REACH. RYTON WILLOWS AND NEARBY RIVERSIDE WALKS OFFER GREEN SPACE FOR EXERCISE AND RELAXATION.

PUBLIC TRANSPORT LINKS ARE CLOSE BY, WITH BUS SERVICES CONNECTING RYTON TO NEWCASTLE CITY CENTRE, GATESHEAD AND SURROUNDING AREAS; TYPICAL JOURNEY TIMES TO NEWCASTLE ARE AROUND 30-40 MINUTES BY BUS, DEPENDING ON ROUTE AND TRAFFIC. FOR RAIL CONNECTIONS, BLAYDON STATION IS A SHORT DRIVE AWAY, OFFERING SERVICES TOWARDS NEWCASTLE AND HEXHAM, WHILE THE A695 AND A1 PROVIDE ROAD ACCESS ACROSS TYNESIDE AND BEYOND.

OVERALL, THIS TWO-BEDROOM TERRACED HOUSE FOR SALE IN RYTON OFFERS A STRAIGHTFORWARD LAYOUT, OUTDOOR SPACE AND CONVENIENT ACCESS TO LOCAL AMENITIES AND TRANSPORT.

Loft Room:
Skylights.

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

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: UNKNOWN
Mobile Signal Coverage Blackspot: No
Parking: ON STREET

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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The accommodation:

Entrance:
UPVC door to the front and radiator.

Lounge: 13'10" 4.22m into alcove x 11'11" 3.63m
UPVC window to the front, electric fire with surround and radiator.

Kitchen Diner: 17'0" 5.18m x 12'10" 3.91m
Two UPVC windows, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit with drainer, integrated electric oven and hob, integrated fridge freezer, Breakfast bar, dining space and radiator.

Utility Room:
UPVC window and UPVC door, plumbed for washing machine and radiator.

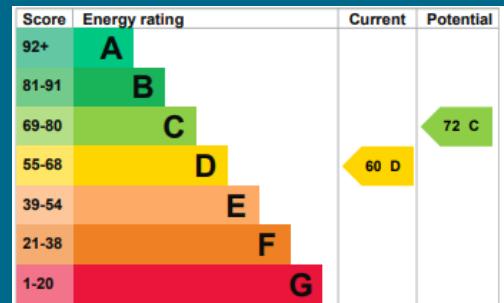
WC:
UPVC window, wash hand basin and low level wc.

First Floor Landing:
Loft access.

Bedroom One: 17'5" 5.31m int alcove x 12'4" 3.76m
UPVC window and radiator.

Bedroom Two: 12'5" 3.78m max x 10'4" 3.15m
UPVC window and radiator.

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





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.

