



The Lonnen

Ryton

- End Terrace House
- Two Bedrooms
- Kitchen/Living Room
- Rear Garden & Driveway
- No Onward Chain

Auction Guide Price £110,000+



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ROOK
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8 The Lonnen

Ryton, NE40 3EY

FOR SALE BY AUCTION 30TH APRIL 2026 – OPTION 2 – TERMS AND CONDITIONS APPLY

THIS TWO-BEDROOM HOME OFFERS A PRACTICAL LAYOUT AND IS PARTICULARLY SUITED FOR FIRST-TIME BUYERS AND FAMILIES SEEKING A COMFORTABLE LIVING ENVIRONMENT CLOSE TO NEARBY SCHOOLS AND LOCAL AMENITIES

ENTERING THE PROPERTY, YOU'LL FIND A SPACIOUS OPEN-PLAN RECEPTION ROOM THAT PROVIDES A WELCOMING ATMOSPHERE FOR RELAXATION OR ENTERTAINING, SEAMLESSLY CONNECTED TO AN OPEN-PLAN KITCHEN. THE KITCHEN PROVIDES A FUNCTIONAL AREA FOR COOKING AND DINING. A CONVENIENT DOWNSTAIRS WC ADDS TO THE PRACTICALITY OF THE GROUND FLOOR.

UPSTAIRS, THERE ARE TWO DOUBLE BEDROOMS. THE PRIMARY BEDROOM BENEFITS FROM A LARGE STORAGE CUPBOARD, OFFERING EXCELLENT SPACE-SAVING SOLUTIONS. THE FAMILY BATHROOM IS FITTED WITH A SHOWER OVER THE BATH, CATERING TO BOTH QUICK ROUTINES AND LEISURELY SOAKS.

EXTERNALLY, THE PROPERTY BOASTS AN ENCLOSED, LOW-MAINTENANCE REAR GARDEN—AN IDEAL SETTING FOR OUTDOOR ENJOYMENT WITH MINIMAL UPKEEP. OFF-STREET PARKING PROVIDES FURTHER CONVENIENCE FOR RESIDENTS.

THIS HOME IS OFFERED WITH NO ONWARD CHAIN, MAKING THE PURCHASE PROCESS STRAIGHTFORWARD AND EFFICIENT. THE PROPERTY IS CURRENTLY BEING DECORATED INTERNALLY, AND MORE PHOTOGRAPHS WILL BE AVAILABLE SOON.

SET IN A DESIRABLE LOCATION, WITH EASY ACCESS TO SCHOOLS AND LOCAL SHOPS, THIS HOME PRESENTS A GREAT OPPORTUNITY FOR THOSE LOOKING TO SETTLE IN RYTON. CONTACT US TO ARRANGE A VIEWING OR TO RECEIVE UPDATED IMAGES AS SOON AS DECORATION IS COMPLETE.

Entrance:

Composite door to the front and radiator.

Kitchen/Living Room: 22'9" x 6.93m x 12'10" x 3.91m

Open Plan. Two UPVC windows, fitted with a range of matching wall and base units with surfaces above incorporating stainless steel sink unit with drainer, cooker point, plumbed for washing machine, under stairs storage and two radiators.

Rear Porch:

Composite door to the garden and radiator.

WC:

Low level wc, wash hand basin radiator.

First Floor Landing:

Bedroom One: 12'10" x 3.91m x 11'10" x 3.61m

Two UPVC windows, storage and radiator.

Bedroom Two: 10'8" x 3.25m x 8'10" x 2.69m

UPVC window and radiator.

Bathroom wc:

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

Externally:

There is a low maintenance garden to the rear and off street parking to the front.

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360

Terms and conditions apply see www.agentspropertyauction.com

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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: C

RY00007294.VS.EW.27.10.2025.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 relation to this property.

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.

16 Branches across the North-East

