



Park Field | Ryton | NE40 3RW

Offers Over £175,000



SEMI DETACHED HOME

THREE BEDROOMS

SPACIOUS RECEPTIONS

MODERN BATHROOM

WELL PROPORTIONED

GARDENS FRONT & REAR

NEAR RYTON WILLOWS

VIEWING ADVISED

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FABULOUS, WELL PROPORTIONED, THREE-BEDROOM SEMI-DETACHED HOUSE IS OFFERED FOR SALE IN RYTON, PROVIDING WELL-PROPORTIONED ACCOMMODATION AND GENEROUS OUTDOOR SPACE. THE GROUND FLOOR FEATURES TWO GOOD SIZE RECEPTION ROOMS, OFFERING FLEXIBILITY FOR SEPARATE LIVING AND DINING AREAS OR ADDITIONAL FAMILY SPACE. A FITTED KITCHEN SERVES THE PROPERTY, AND IS IN GOOD CONDITION, WITH ACCESS TO THE REAR. UPSTAIRS, THE PROPERTY INCLUDES THREE BEDROOMS AND A NEWLY RENOVATED BATHROOM.

OUTSIDE, THERE ARE LARGE FRONT AND BACK GARDENS, WELL SUITED TO OUTDOOR DINING, PLAY SPACE OR GENERAL ENTERTAINING, WITH THE ADDED BENEFIT OF SIDE ACCESS. THE PROPERTY FRONTS A GREEN SPACE AND A QUIET ROAD, WHICH IS IDEAL FOR FURTHER OUTDOOR USABLE SPACE FOR FAMILIES AND CHILDREN TO PLAY.

RYTON OFFERS A RANGE OF EVERYDAY AMENITIES, INCLUDING LOCAL SHOPS, CAFÉS AND SERVICES CENTRED AROUND RYTON'S MAIN STREETS, WITH FURTHER FACILITIES AVAILABLE IN NEARBY BLAYDON AND PRUDHOE. POPULAR GREEN SPACES SUCH AS RYTON WILLOWS AND LOCAL RIVERSIDE WALKS ALONG THE TYNE ARE WITHIN EASY REACH, PROVIDING OPPORTUNITIES FOR WALKING AND CYCLING.

FOR FAMILIES, RYTON IS SERVED BY SEVERAL PRIMARY AND SECONDARY SCHOOLS IN THE SURROUNDING AREA, MAKING IT A PRACTICAL CHOICE FOR THOSE LOOKING TO BE CLOSE TO EDUCATION OPTIONS.

PUBLIC TRANSPORT CONNECTIONS ARE AVAILABLE VIA LOCAL BUS SERVICES LINKING RYTON TO NEWCASTLE UPON TYNE, GATESHEAD AND HEXHAM. BLAYDON RAILWAY STATION, A SHORT DRIVE AWAY, PROVIDES SERVICES TOWARDS NEWCASTLE AND CARLISLE, WITH ONWARD CONNECTIONS ACROSS THE REGION AND TO NATIONAL DESTINATIONS. ROAD LINKS VIA THE A695 AND NEARBY A1 GIVE CONVENIENT ACCESS TO NEWCASTLE CITY CENTRE, THE METROCENTRE AND THE WIDER NORTH EAST.

The accommodation:

Hallway:

Double glazed UPVC window to the side, UPVC external front door, stairs to first floor and radiator.

Lounge: 13'5" 4.09m into alcove x 11'10" 3.61m

Double glazed UPVC window to the front, fireplace with no fire and radiator.

Reception Room: 20'4" 6.20m x 9'6" 2.90m

Double glazed UPVC to the rear, Double glazed sliding doors to the rear, fireplace with no fire, radiator and door to;

Kitchen: 10'11" 3.33m x 5'9" 1.75m

Double glazed window to the front, Double glazed UPVC door to the rear, fitted with a range of matching wall and base units with work surfaces above incorporating sink with drainer, electric oven, electric hob, plumbed for washing machine and radiator.

First Floor Landing:

Double glazed UPVC window to the side.

Bedroom One: 11'2" 3.40m plus recess x 11'0" 3.35m

Double UPVC window to the front, two storage cupboards and radiator.

Bedroom Two: 9'11" 3.02m x 8'9" 2.67m

Double glazed UPVC window to the rear, storage cupboard and radiator.

Bedroom Three: 8'11" 2.72m max x 7'10" 2.39m max

Double glazed window to the front, storage cupboard above stairs and radiator.

Bathroom wc: 7'7" 2.31m x 5'5" 1.65m

Double glazed UPVC window to the rear and the side, paneled bath with shower over, push button wc, floating vanity sink, heated towel rail and extractor fan.

Externally:

To the rear of the property there is a lawned garden with a decked area which can be accessed from the side. To the front

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE TO CABINET

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.

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

Agents Note:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

COUNCIL TAX BAND: B

EPC RATING: E

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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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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