



Dunlin Close | Ryton | NE40 3XA

**OIEO £170,000**



**POPULAR ESTATE**

**CUL DE SAC LOCATION**

**WELL PRESENTED**

**GARAGE**

**GARDENS**

**OFF STREET PARKING**

**STYLISH KITCHEN**

**STYLISH BATHROOM**

**RMS** | Rook  
Matthews  
Sayer

THIS TWO-BEDROOM SEMI-DETACHED HOUSE IS FOR SALE IN RYTON, OFFERING AN IMMACULATE INTERIOR AND PRACTICAL LAYOUT SUITED TO FIRST-TIME BUYERS. THE PROPERTY INCLUDES ONE RECEPTION ROOM, ONE KITCHEN AND ONE BATHROOM, ALONG WITH GARDENS, A GARAGE AND DRIVEWAY.

THE RECEPTION ROOM FEATURES LARGE WINDOWS, PROVIDING GOOD NATURAL LIGHT. THE KITCHEN OFFERS BOTH NATURAL LIGHT AND SPACE FOR DINING, MAKING IT SUITABLE FOR EVERYDAY MEALS AND INFORMAL ENTERTAINING. UPSTAIRS, THE MAIN BEDROOM IS A DOUBLE WITH BUILT-IN WARDROBES, WHILE THE SECOND BEDROOM IS A SINGLE WITH STORAGE. THE BATHROOM IS FITTED WITH A WALK-IN SHOWER.

EXTERNALLY, THE PROPERTY BENEFITS FROM GARDENS AND A DRIVEWAY LEADING TO A GARAGE, PROVIDING OFF-STREET PARKING AND ADDITIONAL STORAGE OPTIONS.

RYTON IS A WELL-ESTABLISHED COMMUNITY ON THE OUTSKIRTS OF NEWCASTLE UPON TYNE, WITH LOCAL SHOPS, CAFÉS AND EVERYDAY AMENITIES AVAILABLE IN AND AROUND RYTON VILLAGE CENTRE. NEARBY GREEN SPACES SUCH AS LOCAL PARKS AND RIVERSIDE WALKS ALONG THE TYNE PROVIDE OPPORTUNITIES FOR OUTDOOR RECREATION.

PUBLIC TRANSPORT OPTIONS INCLUDE BUS SERVICES THROUGH RYTON CONNECTING TO NEWCASTLE CITY CENTRE AND SURROUNDING AREAS. THE NEAREST MAINLINE RAIL SERVICES ARE AVAILABLE FROM BLAYDON AND WYLAM STATIONS, BOTH REACHABLE IN A SHORT DRIVE, OFFERING ROUTES INTO NEWCASTLE IN AROUND 10-15 MINUTES AND ONWARDS TO DESTINATIONS ACROSS THE REGION. ROAD LINKS PROVIDE ACCESS TO THE A1 AND A69 FOR COMMUTING BY CAR.

THIS PROPERTY PRESENTS A STRAIGHTFORWARD, WELL-PRESENTED OPTION IN A SOUGHT AFTER LOCATION FOR THOSE LOOKING TO PURCHASE THEIR FIRST HOME IN THE AREA.

The accommodation:

Porch:  
UPVC door to the front, UPVC window and radiator.

Lounge: 15'2" 4.62m x 12'6" 3.81m  
UPVC window and radiator.

Kitchen: 12'6" 3.81m x 8'1" 2.72m  
UPVC window, UPVC door, fitted with a range of matching wall and base units with work surfaces above incorporating sink with drainer, integrated electric hob and oven, plumbed for washing machine and radiator.

First Floor Landing:  
UPVC door and storage.

Bedroom One: 10'5" 3.18m x 8'1" 2.72m  
UPVC window, fitted wardrobes and radiator.

Bedroom Two: 12'5" 3.78m x 7'4" 2.24m  
UPVC window, storage and radiator.

Shower Room:  
Walk in shower, low level wc, wash hand basin, part tiled and heated towel rail.

Externally:  
There are gardens to both the front and the rear, a driveway providing off street parking and a garage.

#### PRIMARY SERVICES SUPPLY

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

#### 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: B

EPC RATING: TBC

RY00007510.VS.EW.15.05.2026.V.1.

EPC WILL GO HERE

T: 0191 4131313

ryton@rmsestateagents.co.uk

**RMS** | Rook  
Matthews  
Sayer



**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.

T: 0191 4131313  
ryton@rmsestateagents.co.uk

**RMS** | Rook  
Matthews  
Sayer