

BRUNTON
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PAYGATE, RYTON, NE40
Offers Over £200,000

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A well-presented detached three-bedroom home offering modern finishes throughout, located in the popular village of Ryton.

A beautifully presented detached home, offering a spacious lounge with bay window and wood or coal fireplace, a contemporary L-shaped kitchen with integrated appliances, and a generous dining/family room with double doors to the courtyard and a fully fitted bar. Upstairs, there are two double bedrooms and a single bedroom with built-in wardrobes, served by a modern family bathroom with bath and overhead shower, wc and wash hand basin. Externally, the property benefits from a courtyard with decking, a garage, and off-street parking.

Positioned on the edge of the picturesque Tyne Valley, the area provides plenty of opportunities for walking and cycling, perfect for enjoying the local scenery. Ryton is well-connected, with regular bus services to Newcastle, the MetroCentre, and surrounding villages. For rail travel, Blaydon, Prudhoe, and Wylam stations are nearby, while good road links make commuting by car straightforward.

Families benefit from a wide range of schooling options, including Ryton Community Infant School, Ryton Junior School, and Thorp Academy for secondary education. There are also several nearby primary schools and a selection of private day schools to choose from.

This is a truly rare opportunity to purchase a beautifully presented property built in 1988, formerly used for miners to collect their wages thus the name Paygate House.

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The property is entered via an entrance hallway, with a door to the left opening into a spacious lounge featuring a bay window and a wood or coal fireplace. The hallway leads through to a contemporary L-shaped kitchen, fitted with high-gloss base and wall units and a range of integrated appliances, including a fridge/freezer, dishwasher, oven, induction hob, and overhead extractor fan, with complementary worktops.

From the kitchen, access is provided to a generous dining and family room, with double doors opening onto the rear courtyard. This impressive and versatile space is further complemented by a fully fitted, fully functioning bar, ideal for entertaining, along with a dining/family area.

On the first floor, the property offers two generous double bedrooms, each providing ample space for wardrobes, together with a single bedroom featuring built-in wardrobes. The stylish family bathroom is fitted with a bath and overhead shower, WC, and a contemporary vanity unit with wash hand basin, creating a sleek and modern finish.

Externally the property has a courtyard with decking area, garage and parking.



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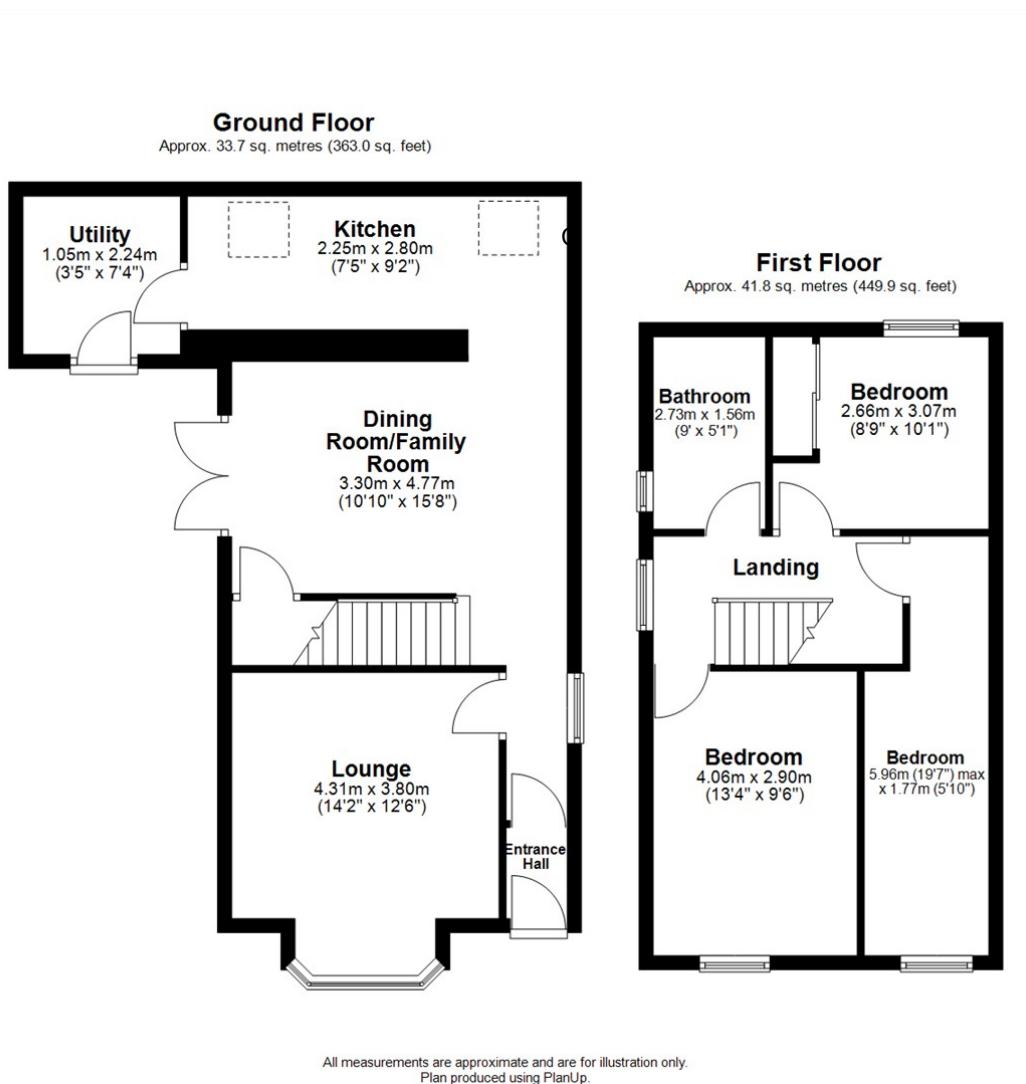
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TENURE : Freehold

LOCAL AUTHORITY : GATESHEAD CC

COUNCIL TAX BAND : C

EPC RATING : E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	