



Glebe View | Ryton | NE40 4FG

OIEO £290,000



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SEMI DETACHED HOUSE

THREE DOUBLE BEDROOMS

KITCHEN DINER

UTILITY ROOM

DETACHED GARAGE

DOUBLE DRIVEWAY

SOUTH FACING GARDEN

VIEWING ADVISED

RMS | Rook
Matthews
Sayer

THIS IMMACULATE THREE-BEDROOM SEMI-DETACHED HOME IS WELL POSITIONED WITHIN A POPULAR MODERN DEVELOPMENT IN RYTON. IDEAL FOR FIRST-TIME BUYERS AND FAMILIES, THE PROPERTY OFFERS PRACTICAL, WELL-PLANNED ACCOMMODATION ALONG WITH GREAT ACCESS TO NEARBY SCHOOLS AND LOCAL AMENITIES.

ON THE GROUND FLOOR, A WELCOMING RECEPTION ROOM ENJOYS DIRECT ACCESS TO THE SOUTH-FACING GARDEN, CREATING A PLEASANT CONNECTION BETWEEN INDOOR AND OUTDOOR SPACE. THE CONTEMPORARY KITCHEN INCLUDES INTEGRATED APPLIANCES, DINING SPACE, CLEVER STORAGE SOLUTIONS AND FRENCH DOORS OPENING ONTO THE GARDEN. A USEFUL UTILITY AREA AND A DOWNSTAIRS WC ADD TO THE EVERYDAY CONVENIENCE.

UPSTAIRS ARE THREE DOUBLE BEDROOMS. THE MAIN BEDROOM BENEFITS FROM ITS OWN EN-SUITE, WHILE THE FAMILY BATHROOM FEATURES A SHOWER OVER THE BATH.

OUTSIDE, THE PROPERTY INCLUDES A DETACHED GARAGE, DOUBLE DRIVEWAY AND AN ELECTRIC VEHICLE CHARGER, PROVIDING EXCELLENT PARKING AND STORAGE OPTIONS. THE SOUTH-FACING GARDEN IS WELL PLACED TO ENJOY THE BEST OF THE SUNSHINE.

RYTON OFFERS A GOOD SELECTION OF LOCAL SHOPS, CAFÉS AND SERVICES, WITH NEARBY SCHOOLS ADDING TO ITS APPEAL FOR FAMILIES. THERE ARE REGULAR BUS LINKS TOWARDS NEWCASTLE AND SURROUNDING AREAS, AND NEARBY TRAIN SERVICES FROM WYLAM OR BLAYDON PROVIDE ROUTES INTO NEWCASTLE IN AROUND 15-20 MINUTES, WITH ONWARD CONNECTIONS ACROSS THE REGION. ROAD LINKS VIA THE A695 AND A1 MAKE COMMUTING STRAIGHTFORWARD, WHILE THE RIVER TYNE, LOCAL PARKS AND RIVERSIDE WALKS ARE ALL WITHIN EASY REACH FOR LEISURE TIME.

The accommodation:

Entrance:

Composite door to the front and radiator.

WC:

Low level wc, wash hand basin and radiator.

Lounge: 18'10" 5.74m x 9'10" 2.99m

UPVC window to the front, UPVC French doors to the rear and radiator.

Kitchen: 18'10" 5.74m x 8'10" 2.69m

French doors to the garden, fitted with a range of matching high gloss wall and base units with work surfaces above incorporating sink with drainer, integrated five burner gas hob, integrated grill, oven, microwave and dishwasher, clever storage solutions, dining space and radiator.

Utility Room:

Composite door to the garden, fitted with a range of wall and base units with work surfaces above incorporating sink unit, plumbed for washing machine and under stairs storage.

First Floor Landing:

UPVC window, storage and radiator.

Bedroom One: 12'10" 3.91m x 9'0" 2.74m

UPVC window and radiator.

En Suite:

UPVC window, large rainfall shower, low level wc, vanity wash hand basin, large mirror, part tiled and heated towel rail.

Bedroom Two: 8'4" 2.54m x 8'1" 2.46m

UPVC window, wardrobes and radiator.

Bedroom Three: 10'4" 3.15m x 9'10" 2.99m

UPVC window and radiator.

Bathroom:

UPVC window, bath with shower over, low level wc, vanity wash hand basin, part tiled and heated towel rail.

Externally:

There is a garden to the front with a double driveway providing off street parking and a detached garage. To the rear there is a South facing lawned garden with patio.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE TO CABINET

Mobile Signal Coverage Blackspot: No

Parking: DOUBLE 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. - 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: C

EPC RATING: B

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	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.