



Middle Row | Ryton | NE40 3EQ

**OIEO £155,000**



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**EXTENDED KITCHEN DINER**

**TWO BEDROOMS**

**STORE ROOM**

**INGLENOOK FIREPLACE**

**ENCLOSED GARDEN**

**GARAGE**

**GROUND FLOOR WC**

**VIEWING ESSENTIAL**

**RMS** | Rook  
Matthews  
Sayer

THIS TWO-BEDROOM TERRACED HOME IN STARGATE, RYTON IS OFFERED FOR SALE IN GOOD CONDITION AND PROVIDES PRACTICAL LIVING SPACE OVER TWO FLOORS. THE PROPERTY INCLUDES TWO RECEPTION ROOMS, AN EXTENDED OPEN-PLAN KITCHEN, A DOWNSTAIRS WC, A SHOWER ROOM, AND AN ADDITIONAL ROOM SUITABLE FOR STORAGE. THERE IS A LARGE ENCLOSED GARDEN, A YARD, AND A GARAGE. THE PROPERTY ALSO BENEFITS FROM SOLAR PANELS.

ON THE GROUND FLOOR, THE OPEN-PLAN RECEPTION SPACE FEATURES AN INGLENOOK WITH LOG BURNER, CREATING A FOCAL POINT FOR THE MAIN DINING AREA. A SECOND RECEPTION ROOM WITH LARGE WINDOWS AND A FIREPLACE OFFERS AN ADDITIONAL SITTING OR DINING AREA. THE EXTENDED KITCHEN BENEFITS FROM NATURAL LIGHT AND OPEN-PLAN LAYOUT, PROVIDING SPACE FOR DAY-TO-DAY COOKING AND ENTERTAINING. A DOWNSTAIRS WC ADDS CONVENIENCE.

UPSTAIRS, THERE ARE TWO DOUBLE BEDROOMS AND A SHOWER ROOM. THE ADDITIONAL STORAGE ROOM OFFERS FLEXIBILITY FOR HOUSEHOLD ITEMS OR HOBBY EQUIPMENT. OUTSIDE, THE LARGE ENCLOSED GARDEN AND YARD PROVIDE OUTDOOR SPACE, COMPLEMENTED BY THE GARAGE FOR PARKING OR FURTHER STORAGE.

RYTON OFFERS ACCESS TO LOCAL AMENITIES, INCLUDING SHOPS AND SERVICES IN THE VILLAGE CENTRE. THERE ARE WALKING ROUTES NEARBY ALONG THE RIVER TYNE AND SURROUNDING COUNTRYSIDE, APPEALING TO THOSE WHO VALUE OUTDOOR ACTIVITIES. PUBLIC TRANSPORT LINKS INCLUDE NEARBY BUS SERVICES TOWARDS NEWCASTLE UPON TYNE AND SURROUNDING AREAS, WITH JOURNEY TIMES TO NEWCASTLE CITY CENTRE TYPICALLY AROUND 30-40 MINUTES DEPENDING ON ROUTE AND TRAFFIC. RAIL SERVICES ARE AVAILABLE FROM BLAYDON OR WYLAM STATIONS, BOTH A SHORT DRIVE AWAY, OFFERING CONNECTIONS TOWARDS NEWCASTLE AND HEXHAM. THIS PROPERTY MAY SUIT FIRST-TIME BUYERS OR FAMILIES SEEKING A HOME IN THIS PART OF TYNE AND WEAR.

The accommodation:

Porch:  
Wooden framed porch, composite door to;

Lounge: 16'11" 5.17m x 13'0" 3.96m  
UPVC window, open fire, exposed stone work and radiator.

Dining Room: 15'2" 4.62m x 14'10" 4.52m into alcove  
Inglenook, multi fuel burner, two radiators and open plan to;

Kitchen: 16'3" 4.95m x 6'10" 2.08m  
Extended. UPVC window, three skylights, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit with drainer, integrated gas hob, double electric oven with grill, extractor hood, plumbed for washing machine and plumbed for dishwasher.

WC:  
UPVC window, low level wc, wash hand basin, storage and electric heater.

First Floor Landing:  
Loft access.

Bedroom One: 14'11" 4.55m x 10'10" 3.30m max  
UPVC window, storage and radiator.

Bedroom Two: 11'7" 3.53m x 7'1" 2.41m  
UPVC window and radiator.

Store: 11'8" 3.56m x 8'1" 2.46m  
UPVC window and radiator.

Shower Room:  
Shower, low level wc, vanity wash hand basin, storage, part tiled and radiator.

Externally:  
There is an enclosed garden to the front, a yard to the rear and a garage.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS  
Broadband: CABLE  
Mobile Signal Coverage Blackspot: No  
Parking: GARAGE

#### 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: A**  
**EPC RATING: TBC**

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**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.

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