



Morgy Hill East | Crawcrook | NE40 4UF

**£120,000**



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**MID TERRACE HOUSE**

**TWO BEDROOMS**

**NO ONWARD CHAIN**

**UTILITY ROOM**

**GREAT TRANSPORT LINKS**

**LOCAL AMENITIES CLOSE BY**

**ENCLOSED GARDEN**

**REAR YARD**

**RMS** | Rook  
Matthews  
Sayer

THIS TWO-BEDROOM TERRACED HOUSE IS AVAILABLE IN RYTON, OFFERING A LAYOUT THAT MAY APPEAL TO FIRST-TIME BUYERS AND INVESTORS. THE GROUND FLOOR FEATURES A RECEPTION ROOM WITH A GARDEN OUTLOOK AND A KITCHEN WITH AN ADJOINING UTILITY ROOM, PROVIDING DEFINED SPACES FOR LIVING AND EVERYDAY TASKS.

UPSTAIRS, THERE IS ONE DOUBLE BEDROOM AND ONE SINGLE BEDROOM, ALONG WITH AN UPSTAIRS BATHROOM, KEEPING ALL SLEEPING AND WASHING FACILITIES ON THE SAME LEVEL. OUTSIDE, THE PROPERTY INCLUDES AN ENCLOSED GARDEN AND A YARD, OFFERING PRIVATE OUTDOOR SPACE FOR VARIOUS USES. THE PROPERTY IS ALSO NOTED AS BEING OFFERED WITH NO ONWARD CHAIN.

RYTON PROVIDES A RANGE OF LOCAL AMENITIES, INCLUDING SHOPS, CAFÉS AND EVERYDAY SERVICES IN AND AROUND THE VILLAGE CENTRE. NEARBY, THERE ARE GREEN SPACES AND RIVERSIDE WALKS ALONG THE TYNE WITHIN A SHORT DRIVE, WHICH ARE POPULAR FOR WALKING AND CYCLING.

PUBLIC TRANSPORT LINKS ARE AVAILABLE VIA LOCAL BUS SERVICES CONNECTING RYTON WITH NEWCASTLE UPON TYNE, GATESHEAD AND NEIGHBOURING TOWNS. THE NEAREST MAINLINE RAIL CONNECTIONS ARE TYPICALLY ACCESSED VIA BLAYDON OR WYLAM STATIONS, FROM WHERE THERE ARE REGULAR SERVICES INTO NEWCASTLE; JOURNEY TIMES INTO THE CITY CENTRE ARE USUALLY AROUND 15-20 MINUTES. ROAD LINKS VIA THE A695 AND A1 GIVE ACCESS ACROSS TYNESIDE AND FURTHER AFIELD.

LOCAL SCHOOLS, FROM PRIMARY THROUGH TO SECONDARY LEVEL, CAN BE FOUND IN RYTON AND NEARBY AREAS, MAKING THE LOCATION PRACTICAL FOR A RANGE OF HOUSEHOLD NEEDS.

The accommodation:

Entrance:  
UPVC door and UPVC window.

Lounge: 14'8" 4.47m into alcove x 11'10" 3.61m  
UPVC window, electric fire with surround and radiator.

Kitchen: 11'2" 3.40m x 9'6" 2.90m  
UPVC window, UPVC door, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink with drainer, integrated electric hob with oven and integrated dishwasher.

Utility Room:  
UPVC window and plumbed for washing machine.

First Floor Landing:  
Storage.

Bedroom One: 14'6" 4.42m x 8'0"m 2.44m  
UPVC window, storage and radiator.

Bedroom Two: 12'0" 3.66m x 7'5" 2.26m  
UPVC window, storage and radiator.

Bathroom:  
UPVC window, bath with shower, wash hand basin, low level wc, part tiled and radiator.

Externally:  
There is an enclosed garden and a rear yard.

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: UNKNOWN

Mobile Signal Coverage Blackspot: No

Parking: STREET PARKING

## 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:

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

## COUNCIL TAX BAND: A

## EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	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.



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