BRUNTON

RESIDENTIAL

PAYGATE, RYTON, NE40

By Auction £150,000

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This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £150,000 + Reservation Fee

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. 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, and a garage.

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 1888, formerly used for miners to collect there 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.

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.

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangement
The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

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TENURE : Freehold

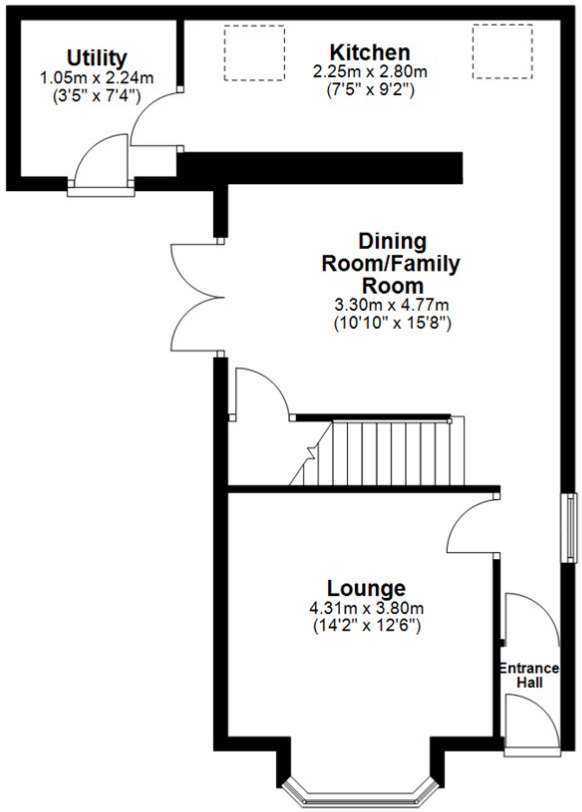
LOCAL AUTHORITY : GATESHEAD CC

COUNCIL TAX BAND : C

EPC RATING : E

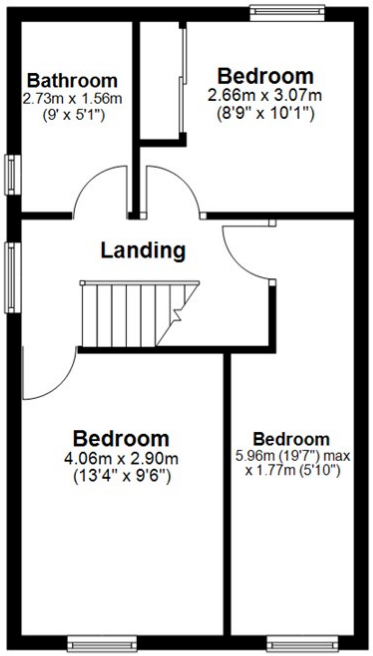
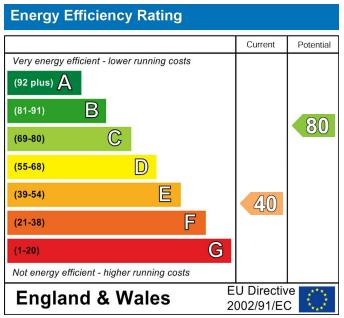
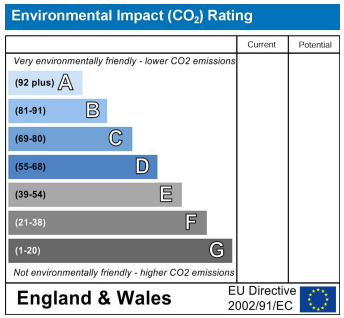
Ground Floor

Approx. 33.7 sq. metres (363.0 sq. feet)



First Floor

Approx. 41.8 sq. metres (449.9 sq. feet)



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.