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4 BANK TOP, WOODSIDE, RYTON

Offers Over £200,000

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Situated in the desirable Woodside area of Ryton, this charming stone-built terraced home beautifully combines traditional character with contemporary living. Offering stylish interiors, versatile accommodation and an attractive rear garden, the property is ideally suited to a range of buyers seeking a welcoming home in a peaceful setting.

The accommodation includes a cosy living room featuring exposed timber beams and a characterful fireplace with a wood-burning stove, creating a warm and inviting atmosphere. To the rear, a delightful open-plan kitchen and dining area provides a wonderful space for everyday living and entertaining, with French doors opening onto the garden. The bedrooms offer comfortable accommodation, complemented by a modern family bathroom.

Externally, the property enjoys an established rear garden with mature planting, a lawn and a paved seating area, ideal for outdoor relaxation.

Ryton is a popular village offering a wonderful balance of countryside charm and everyday convenience. With local shops, cafés, traditional pubs and schooling nearby, the area enjoys a welcoming community atmosphere. Excellent transport links provide convenient access to Newcastle, Gateshead and surrounding areas, while nearby countryside offers scenic walks and outdoor recreation.

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This charming stone-built terraced property offers beautifully presented accommodation throughout, combining traditional character with contemporary finishes to create a warm and welcoming home. With exposed timber beams, attractive fireplaces and tasteful décor, the property retains much of its original charm while providing comfortable and practical living space. The property has also benefited from a number of recent improvements, including a Worcester boiler, installed within the last five years and accompanied by a full service history, along with a replacement front entrance door, rear French doors and principal bedroom window, all of which are also under five years old.

The property is entered via a modern entrance door, opening into the living room. This delightful reception space features exposed timber ceiling beams, attractive wooden flooring and a traditional fireplace with an exposed brick recess, stone surround and wood-burning stove, creating a cosy focal point. Fitted shelving provides useful storage, while a window to the front elevation allows natural light into the room.

The staircase rises to the first floor, with a useful seating and storage area positioned beneath. To the rear, the spacious open-plan kitchen and dining area provides an excellent space for everyday living and entertaining. The kitchen is fitted with cream-coloured units, wooden work surfaces and stylish blue tiled splashbacks. A freestanding cooker with extractor hood, open shelving and a ceramic sink complete the space. The dining area comfortably accommodates a table and chairs, while recently replaced French doors open directly onto the rear garden, creating a lovely connection between indoor and outdoor living.

An additional area adjacent to the kitchen benefits from fitted cupboards and shelving, providing useful storage for household essentials. The ground-floor WC is attractively decorated with warm tones and traditional-style wall panelling, featuring a pedestal wash hand basin, low-level WC and decorative shelving.

The staircase leads to the first floor, where the bedrooms and family bathroom are located.

The principal bedroom is a comfortable double room featuring a recently replaced window to the front elevation, enjoying attractive views towards the surrounding countryside. Tastefully decorated in soft, neutral tones, the room offers space for a double bed and additional furnishings.

The second bedroom is a versatile room currently arranged as a sitting room and home office. Featuring a window providing natural light, the space could easily be adapted to suit individual requirements, whether as a bedroom, guest room or dedicated workspace.

The third bedroom is currently utilised as a nursery, featuring colourful decoration and a window providing natural light. This charming room would also make an ideal children's bedroom, guest room or home office.

The family bathroom is fitted with a white suite comprising a panelled bath with shower above, a wash hand basin set within a vanity unit and a low-level WC. Partially tiled walls and a window providing natural light complete the room.

Further potential is offered by architect's drawings for a proposed loft conversion and alterations to the kitchen roof to incorporate a pitched roof with Velux windows. These drawings are available to share with prospective purchasers, offering an exciting opportunity to explore further enhancements to the property, subject to any necessary planning permissions and building regulations approval.

Externally, the property benefits from an attractive enclosed rear garden, featuring a paved patio area ideal for outdoor dining and relaxation. Beyond the patio, a lawned garden is bordered by mature shrubs, trees and established planting, creating a pleasant outdoor setting with a good degree of privacy.

The property also enjoys a delightful outlook over neighbouring allotments, providing an attractive green backdrop and a sense of openness. For those with an interest in gardening or growing their own produce, there is the added opportunity to apply for an allotment plot, subject to availability.

To the front, the property enjoys a traditional stone-built façade, complemented by modern windows and an entrance door, reflecting the character and charm of the surrounding terrace.



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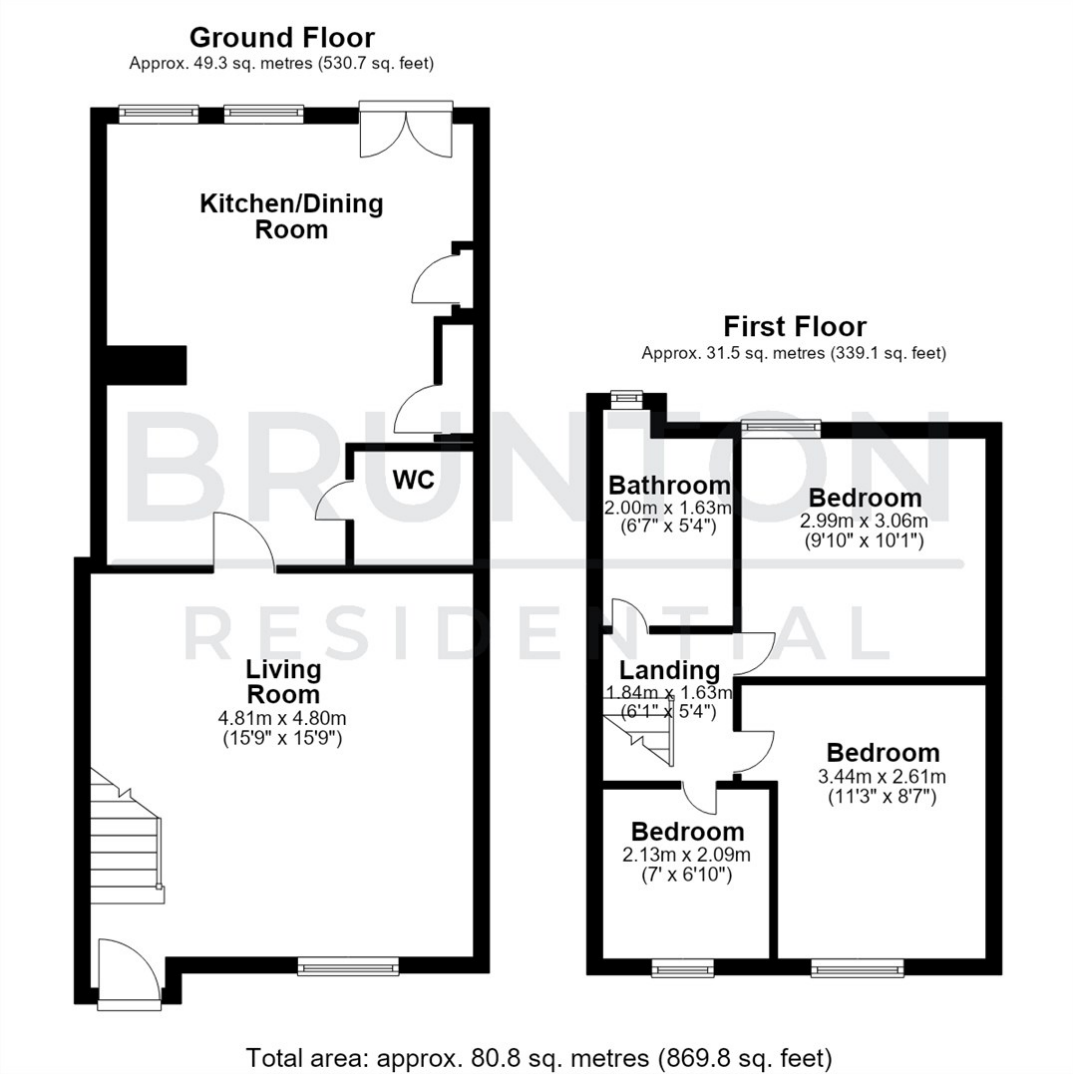
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TENURE : Freehold

LOCAL AUTHORITY : Gateshead Council

COUNCIL TAX BAND : B

EPC RATING : D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		61
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		