

BRUNTON

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RUNHEAD TERRACE, RYTON, NE40

£130,000

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Delightful two-bedroom terraced home situated in the popular area of Ryton, offering well-balanced accommodation with character features throughout.

The property includes a front-aspect lounge and a generous dining room, both featuring fireplaces, along with a modern kitchen benefiting from dual-aspect windows. To the first floor, there are two well-proportioned double bedrooms, both with built-in storage, served by a family bathroom.

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 Crookhill Primary, 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.

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The accommodation comprises a welcoming entrance hallway with stairs rising to the first-floor landing with storage cupboard beneath. To the front of the property is a spacious lounge, featuring an attractive fireplace as a focal point and a window overlooking the front aspect.

To the rear, there is a generous dining room, also benefiting from a feature fireplace and wooden flooring throughout, creating an excellent space for entertaining. The dining room leads into a modern fitted kitchen, well equipped with a range of wall and base units, ample work surface space, and dual-aspect windows that provide an abundance of natural light. The kitchen includes an integrated oven, hob and extractor, space for additional appliances, and a stainless steel sink with mixer tap. A door from the kitchen provides access to the rear courtyard. A convenient ground-floor WC is located at the end of the hallway.

On the first floor, the landing provides access to two well-proportioned double bedrooms, both benefiting from built-in cupboards, including a particularly spacious principal bedroom. The accommodation is served by a family bathroom, predominantly tiled and comprising a bath with overhead shower, WC, and a washbasin with storage beneath. There is also a large storage cupboard housing the boiler.

Externally, the property benefits from a small courtyard garden to the front. To the rear, there is an enclosed courtyard along with an additional garden area, offering a private and low-maintenance outdoor space.



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TENURE : Freehold

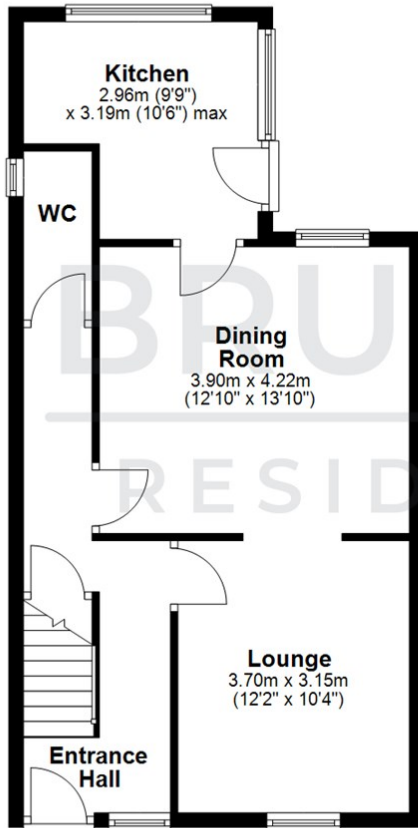
LOCAL AUTHORITY : Gateshead CC

COUNCIL TAX BAND : A

EPC RATING : D

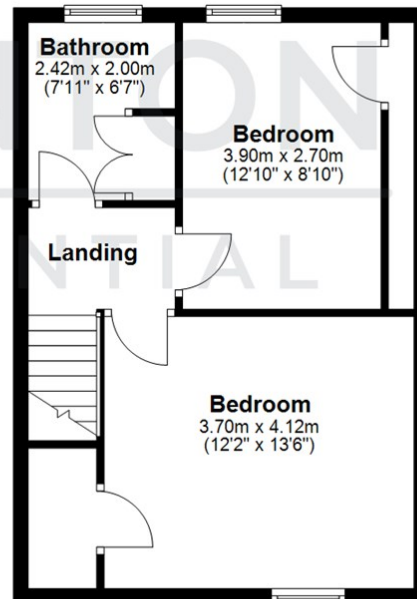
Ground Floor

Approx. 49.7 sq. metres (535.4 sq. feet)



First Floor

Approx. 40.1 sq. metres (431.2 sq. feet)



Total area: approx. 89.8 sq. metres (966.7 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		56	
EU Directive 2002/91/EC			

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			