



Tyne Street Winlaton

- Mid Terrace House
- Three Bedrooms
- Two Reception Rooms
- Front Paved Garden
- Rear Yard

£ 164,999



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ROOK
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SAYER

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Carlton House

Tyne Street, Winlaton, NE21 5DJ

THIS THREE-BEDROOM TERRACED HOUSE IS FOR SALE IN WINLATON AND IS PRESENTED IN GOOD CONDITION, OFFERING A PRACTICAL LAYOUT SUITED TO FIRST-TIME BUYERS AND FAMILIES.

THE GROUND FLOOR INCLUDES TWO RECEPTION ROOMS. THE MAIN RECEPTION ROOM FEATURES A FIREPLACE, PROVIDING A CLEAR FOCAL POINT AND FLEXIBLE SPACE FOR EVERYDAY LIVING. THE SECOND RECEPTION ROOM IS ARRANGED AS A DINING ROOM, POSITIONED CONVENIENTLY FOR ACCESS TO THE KITCHEN. THE KITCHEN INCLUDES INTEGRATED APPLIANCES, WITH WORKTOP AND STORAGE SPACE DESIGNED FOR REGULAR HOME COOKING.

UPSTAIRS, THERE ARE TWO DOUBLE BEDROOMS AND ONE SINGLE BEDROOM, ALLOWING OPTIONS FOR FAMILY USE, A GUEST ROOM OR HOME OFFICE. THE BATHROOM IS MODERN AND STYLISH, WITH CONTEMPORARY FITTINGS. TO THE REAR, THERE IS A YARD OFFERING OUTDOOR SPACE WITH LOW-MAINTENANCE SURFACES. ON-STREET PARKING IS AVAILABLE.

BLAYDON-ON-TYNE PROVIDES ACCESS TO LOCAL AMENITIES INCLUDING SHOPS, SUPERMARKETS AND SERVICES AROUND BLAYDON TOWN CENTRE AND THE NEARBY HIGH STREET. THERE ARE LOCAL SCHOOLS IN THE AREA, MAKING THE LOCATION PRACTICAL FOR FAMILIES.

BLAYDON RAILWAY STATION IS THE NEAREST MAIN PUBLIC TRANSPORT LINK, TYPICALLY AROUND 10–15 MINUTES' WALK DEPENDING ON ROUTE. FROM THERE, TRAINS RUN TOWARDS NEWCASTLE CENTRAL STATION IN AROUND 10–12 MINUTES AND TO HEXHAM AND CARLISLE TO THE WEST. BUS SERVICES OPERATE THROUGH BLAYDON TOWARDS NEWCASTLE AND THE WIDER TYNE VALLEY. ROAD LINKS VIA THE A695 AND A1 GIVE ACCESS TO CENTRAL NEWCASTLE, THE METROCENTRE AND SURROUNDING TOWNS. LOCAL PARKS AND RIVERSIDE WALKS ALONG THE TYNE ARE ACCESSIBLE WITHIN A SHORT DRIVE OR WALK FROM THE PROPERTY.

The accommodation:

UPVC door to the front, wood door to hall with radiator.

Lounge: 13'11" 4.24m into alcove 12'9" 3.89m
UPVC window, fireplace and radiator.

Dining Room: 14'10" 4.52m x 14'4" 4.37m into alcove
UPVC window, under stairs storage and radiator.

Kitchen:
UPVC window and door, fitted with a range of matching wall and base units with work surfaces above incorporating sink with drainer, tiled splash backs, gas hob, electric oven, integrated fridge freezer and washing machine.

First Floor Landing:
Storage and radiator.

Bedroom One: 12'3" 3.73m x 10'11" 3.33m into alcove
UPVC window and radiator.

Bedroom Two: 15'11" 4.85m x 9'10" 2.99m
UPVC window and radiator.

Bedroom Three: 11'11" 3.63m x 7'3" 2.21m
UPVC window and radiator.

Bathroom:
UPVC window, bath, large walk-in shower, low level wc, vanity wash hand basin, part tiled and heated towel rail.

Externally:
There is a paved front 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 property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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: B

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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 relation to this property.

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.

16 Branches across the North-East

