



Tweedy Buildings | Ryton | NE40 3BS

OIEO £280,000



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BEAUTIFUL COTTAGE

STYLISH INTERIOR

TWO RECEPTION ROOMS

HIGH QUALITY KITCHEN

OFF STREET PARKING

GARDENS

REAR YARD

VIEWING ESSENTIAL

RMS | Rook
Matthews
Sayer

THIS STUNNING THREE-BEDROOM TERRACED COTTAGE IN RYTON IS IDEALLY SUITED TO FIRST-TIME BUYERS AND FAMILIES LOOKING FOR GOOD LOCAL AMENITIES AND SCHOOLS.

INSIDE, THE PROPERTY OFFERS TWO RECEPTION ROOMS: A LIVING ROOM WITH LOG BURNER AND ACCESS TO THE GARDEN, PLUS A SEPARATE DINING ROOM. THE BESPOKE, RECENTLY FITTED KITCHEN FEATURES MARBLE COUNTERTOPS, A BREAKFAST AREA AND A USEFUL UTILITY SPACE. SOLID WOOD FLOORING RUNS THROUGH KEY AREAS, ADDING A PRACTICAL AND STYLISH TOUCH. UPSTAIRS ARE THREE DOUBLE BEDROOMS. THE BATHROOM INCLUDES A SHOWER OVER BATH.

OUTSIDE, THERE IS OFF-STREET PARKING AND A LOW-MAINTENANCE GARDEN AND REAR YARD, PROVIDING USABLE OUTDOOR SPACE WITHOUT EXTENSIVE UPKEEP.

RYTON OFFERS A RANGE OF LOCAL AMENITIES, INCLUDING SHOPS, CAFÉS AND EVERYDAY SERVICES ALONG THE NEARBY HIGH STREET, AS WELL AS ACCESS TO SEVERAL NEARBY SCHOOLS. LOCAL PARKS AND RIVERSIDE WALKS ALONG THE TYNE ARE WITHIN EASY REACH, OFFERING GREEN SPACE FOR LEISURE AND EXERCISE.

PUBLIC TRANSPORT LINKS ARE ACCESSIBLE VIA NEARBY BUS ROUTES CONNECTING INTO NEWCASTLE, GATESHEAD AND SURROUNDING AREAS. FROM THERE, RAIL SERVICES PROVIDE ONWARD JOURNEYS ACROSS THE REGION AND BEYOND, MAKING COMMUTING OR TRIPS INTO THE CITY CENTRE STRAIGHTFORWARD.

THIS THREE-BEDROOM TERRACED HOUSE IS FOR SALE IN A LOCATION THAT COMBINES LOCAL AMENITIES, NEARBY SCHOOLS AND PUBLIC TRANSPORT CONNECTIONS WITH PRACTICAL FEATURES SUCH AS OFF-STREET PARKING AND LOW-MAINTENANCE OUTDOOR AREAS.

The accommodation:

Entrance:

Composite door to the front and solid wood flooring.

Lounge: 14'10" 4.52m into alcove 12'6" 3.81m plus bay
UPVC windows, shutters, UPVC door, log burner, solid wood flooring and radiator.

Dining Room: 11'9" 3.58m x 9'3" 2.82m
UPVC window, shutters and radiator.

Kitchen: 19'1" 5.82m x 11'6" 3.51m
Two UPVC windows, UPVC door, recently fitted with a range of matching wall and base units with marble work surfaces above incorporating sink with drainer, splash backs, gas cooker point, integrated dishwasher, Breakfast area, tiled floor and radiator.

First Floor Landing:

Bedroom One: 14'10" 4.52m into alcove x 12'7" 3.84m
UPVC window, fireplace, solid wood flooring and radiator.

Bedroom Two: 11'8" 3.56m x 9'10" 2.99m
UPVC window, fireplace, solid wood flooring and radiator.

Bedroom Three: 9'11" 3.02m x 9'2" 2.79m
UPVC window, cupboard, solid wood flooring and radiator.

Bathroom wc:

UPVC window, bath with shower, low level wc, wash hand basin, part tiled and heated towel rail.

Externally:

There is a driveway providing off street parking, an enclosed rear yard and gardens to the front and the side.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE TO CABINET

Mobile Signal Coverage Blackspot: No

Parking: DRIVEWAY

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.

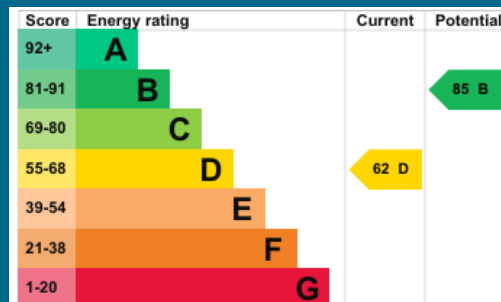
TENURE

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

COUNCIL TAX BAND: B

EPC RATING: D

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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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