



Kepier Chare | Crawcrook | NE40 4UY

**£149,995**



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**POPULAR ESTATE**

**TWO BEDROOMS**

**GREAT TRANSPORT LINKS**

**LOCAL AMENITIES NEARBY**

**MODERN BATHROOM**

**GARDEN**

**OFF STREET PARKING**

**IDEAL FIRST TIME BUY**

**RMS** | Rook  
Matthews  
Sayer

THIS TWO-BEDROOM SEMI-DETACHED HOUSE IS FOR SALE IN RYTON AND IS PRESENTED IN GOOD CONDITION. THE PROPERTY INCLUDES A RECEPTION ROOM WITH LARGE WINDOWS, A FITTED KITCHEN WITH DINING SPACE AND ACCESS TO THE GARDEN, AND A BATHROOM WITH SHOWER OVER BATH. BOTH BEDROOMS ARE DOUBLE, OFFERING PRACTICAL SLEEPING ACCOMMODATION.

EXTERNALLY, THE HOUSE BENEFITS FROM OFF-STREET PARKING AND A LOW-MAINTENANCE GARDEN, PROVIDING USABLE OUTDOOR SPACE WITH REDUCED UPKEEP.

THE PROPERTY IS SITUATED WITHIN RYTON, WHICH OFFERS A RANGE OF LOCAL AMENITIES INCLUDING SHOPS, CAFÉS AND SERVICES ALONG THE NEARBY VILLAGE CENTRE AND SURROUNDING STREETS. THERE ARE SEVERAL SCHOOLS IN THE WIDER AREA, MAKING THE LOCATION SUITABLE FOR THOSE LOOKING TO REMAIN CLOSE TO EDUCATIONAL FACILITIES.

FOR PUBLIC TRANSPORT, RYTON IS SERVED BY BUS ROUTES CONNECTING TO NEWCASTLE UPON TYNE, GATESHEAD AND SURROUNDING TOWNS. BLAYDON RAILWAY STATION IS ACCESSIBLE BY A SHORT DRIVE OR BUS JOURNEY, PROVIDING SERVICES TOWARDS NEWCASTLE AND HEXHAM, WITH JOURNEY TIMES TO NEWCASTLE CENTRAL STATION TYPICALLY AROUND 10-15 MINUTES. ROAD LINKS VIA THE A695 AND A1 GIVE ACCESS TO THE WIDER TYNESIDE AREA.

GREEN SPACES AND RIVERSIDE WALKS ALONG THE TYNE ARE REACHABLE WITHIN A SHORT DRIVE, OFFERING OPPORTUNITIES FOR LEISURE AND RECREATION.

OVERALL, THIS TWO-BEDROOM SEMI-DETACHED HOUSE FOR SALE MAY APPEAL PARTICULARLY TO FIRST-TIME BUYERS SEEKING A HOME WITH SINGLE OFF-STREET PARKING, A LOW-MAINTENANCE GARDEN AND ACCESS TO LOCAL AMENITIES AND PUBLIC TRANSPORT CONNECTIONS IN AND AROUND RYTON.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS  
Broadband: UNKNOWN  
Mobile Signal Coverage Blackspot: No  
Parking: SINGLE OFF STREET PARKING

#### 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. The North East region is famous for its rich mining heritage. We have been advised that the property is known to be at risk from mining activities in the locality, therefore please speak with your conveyancer for further information.

#### 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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The accommodation:

Porch:  
UPVC door to the front and two UPVC windows.

Entrance:  
UPVC door to the hall with storage under stairs.

Lounge: 14'10" 4.52m x 11'10" 3.61m  
UPVC bow window to the front and radiator.

Kitchen: 11'10" 3.61m x 8'10" 2.69m  
UPVC French doors, fitted with a arrange of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit with drainer, space for free standing electric cooker, plumbed for washing machine and radiator.

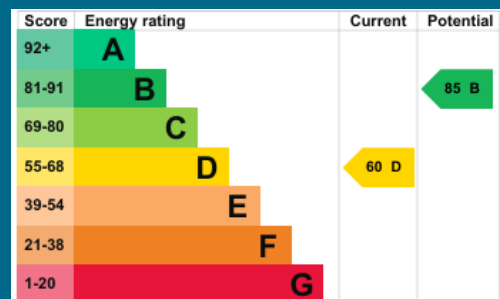
First Floor Landing:  
UPVC window.

Bedroom One: 11'10" 3.61m x 9'3" 2.82m  
UPVC window and radiator.

Bedroom Two: 11'10" 3.61m x 8'10" 2.69m  
UPVC window and radiator.

Bathroom:  
Bath with shower, low level wc, vanity wash hand basin, storage, fully tiled and heated towel rail.

Externally:  
There is an enclosed garden to the rear and a single parking space.



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Matthews  
Sayer



**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



**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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