



Runhead Terrace

Ryton

- Mid Terrace House
- Three Bedrooms
- Two Reception Rooms
- Front Garden & Rear Yard
- No Onward Chain

£ 140,000



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23 Runhead Terrace

Ryton, NE40 3HW

INTRODUCING A CHARMING TERRACED HOUSE ON THE MARKET, NOW AVAILABLE FOR SALE. THE PROPERTY IS IN GOOD CONDITION, PRESENTING AN EXCELLENT OPPORTUNITY FOR FIRST-TIME BUYERS OR FAMILIES LOOKING TO SETTLE IN AN ACCOMMODATING NEIGHBORHOOD WITH CONVENIENT PUBLIC TRANSPORT LINKS.

THE HOUSE BOASTS OF THREE WELL-APPOINTED BEDROOMS; TWO OF THE ROOMS ARE SPACIOUS DOUBLES FEATURING BUILT-IN WARDROBES, WHILE THE THIRD IS A COSY SINGLE ROOM. THIS PROVIDES AMPLE SPACE FOR A GROWING FAMILY OR GUESTS.

THE PROPERTY ALSO INCLUDES A SHOWER ROOM, STYLED WITH A WALK-IN SHOWER THAT PROMISES A REFRESHING START TO YOUR DAY. MOREOVER, YOU WILL FIND A DOWNSTAIRS WC, ADDING AN EXTRA LAYER OF CONVENIENCE TO THE PROPERTY.

AN OPEN-PLAN KITCHEN FORMS THE HEART OF THE HOME, EQUIPPED WITH AN INGENOOK FIREPLACE THAT ADDS A TOUCH OF CHARACTER TO THE ROOM. THIS KITCHEN ALSO FEATURES A DINING SPACE AND BREAKFAST AREA, PERFECT FOR FAMILY MEALS OR ENTERTAINING GUESTS.

THE SINGLE RECEPTION ROOM IS A COMFORTABLE SPACE FOR RELAXATION, FITTED WITH A FIREPLACE THAT CREATES A WARM AND INVITING ATMOSPHERE.

EXTERNALLY, THE PROPERTY BENEFITS FROM A SMALL REAR YARD AND A WELCOMING FRONT GARDEN, PERFECT FOR OUTDOOR LEISURE. PARKING IS ALSO AVAILABLE, ADDING TO ITS LIST OF CONVENIENCES.

The accommodation:

Entrance:

UPVC door to the front and radiator,

Lounge: 13'4" 4.06m into alcove x 11'11" 3.63m

UPVC door, electric fire with surround and two radiators,

Dining Room: 12'9" 3.89m x 9'0" 2.74m into alcove

Ingenlook fireplace, radiator and open plan to;

Kitchen: 12'10" 3.91m x 7'3" 2.21m

UPVC window, fitted with a arrange of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit with drainer, plumbed for washing machine, under stairs storage and Breakfast bar.

WC:

UPVC window, skylight, low level wc and wash hand basin.

Rear Porch:

UPVC window and UPVC door to the yard.

First Floor Landing:

Radiator.

Bedroom One: 12'3" 3.73m x 9'8" 2.95m

UPVC window, built in storage and radiator.

Bedroom Two: 8'10" 2.69m plus alcove 7'6" 2.29m

UPVC window, built in storage and radiator.

Bedroom Three: 9'4" 2.84m x 6'4" 1.93m

UPVC window and radiator, loft access with pull down ladder.

Bathroom:

Large shower, low level wc, vanity wash hand basin, part tiled and heated towel rail.

Externally:

There is a garden to the front and a small yard to the rear. The property also benefits from parking in the rear lane.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ALLOCATED 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: A

EPC RATING: TBC

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EPC WILL GO HERE

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

