



- 3 Bed Mid Terraced House
- Superb Breakfasting Kitchen
- West Facing Patio Garden
- Ideal for a Couple/Small Family

- Well Appointed & Presented
- Rear Hall/Utility
- Gas CH & SUDG

- Lounge with Fireplace
- Refurbished Bathroom with Shower
- Excellent Location

A superbly presented and appointed 3 bedroomed mid terraced house, in an excellent location. Much improved by the current owners, and with many features including oak doors, shuttered windows and an refurbished kitchen and bathroom. the Entrance Hall leads to the Lounge, with Karndean flooring and the focal point of which is a recessed log effect gas fire within an exposed brick chimney breast. The Breakfasting Kitchen is fitted with a range of high gloss wall and base units, sink unit, granite work surfaces, fitted breakfasting table, twin split level ovens and 5 ring gas hob, curved end units and Karndean flooring. The Rear Hall/Utility is fitted with high gloss units, microwave, auto washer and American style fridge freezer and there is a door to the rear. The 'L' shaped Bathroom/WC has a low level wc, wall mounted washbasin and panelled bath with rainhead shower over, shower screen and chrome towel warmer. Stairs lead from the hall to the First Floor Landing, with access to the loft. Bedroom 1 has built in wardrobes, a painted cast iron fireplace and is to the front. Bedrooms 2 and 3 are to the rear.

The West facing Rear Yard now has decking, a pergola and cold water tap.

Ryton is a sought after 'village' with good local amenities and has good road and public transport links into Newcastle, the MetroCentre and other surrounding areas.

Entrance Hall

Lounge 13' x 11'10 (3.96m x 3.61m)

Breakfasting Kitchen 15' x 10'1 (4.57m x 3.07m)

Rear Hall/Utility 9' x 8'10 (2.74m x 2.69m)

Bathroom/WC 10'8 x 8'10 (max) (3.25m x 2.69m (max))

First Floor Landing

Bedroom 1 12'2 x 9'8 (3.71m x 2.95m)

Bedroom 2 10'6 x 7'6 (3.20m x 2.29m)

Bedroom 3 10'4 x 7'2 (3.15m x 2.18m)



Energy Performance: Current D Potential B
Council Tax Band: TBC
Distance from Thorp Academy: 0.25 miles
Distance from Metrocentre: 5.6 miles
Distance from Newcastle Central Railway Station: 7.3 miles
Distance from Newcastle International Airport: 8.5 miles
Gateshead Council: 0191 4333000

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.