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NORTH VIEW, CLARA VALE, NE40

£225,000

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Substantial two-bedroom mid-terrace home, thoughtfully extended and well maintained, located in the rural village of Clara Vale, on the edge of Ryton in Tyne & Wear.

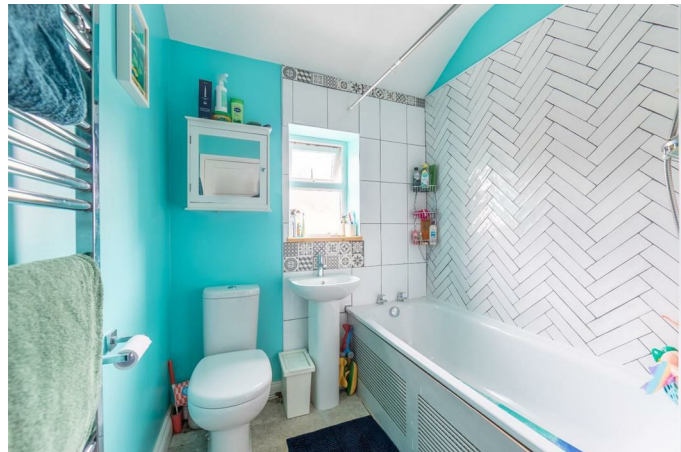
The property is arranged over three floors and offers versatile accommodation including a generous lounge and dining room. Beyond this a bright kitchen.

On the first floor are two good-sized bedrooms, one with an en-suite WC and wash basin, and a family bathroom at the rear of the property. On the next floor is a fully converted loft room used as a home office and/or hobby room. Externally there is excellent outdoor space with lawned garden and a bespoke-built wooden workshop with mains power supply.

Situated in the peaceful and secluded village of Clara Vale, the home is surrounded by countryside and is within walking distance of the shops, amenities and schools of nearby Ryton and Crawcrook. The area benefits from strong community facilities including a village hall, recreation ground and local nature reserve, regular bus services and easy access to Wylam train station and the A69 for travel towards Newcastle, Carlisle and beyond, making it appealing to families and commuters alike

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The accommodation comprises an entrance hall which opens in to a bright dining room with a useful storage cupboard. This room leads in to the lounge - this generous space features a log-burning stove set within a stone inglenook fireplace, creating a warm and inviting focal point. The reception rooms have a well-balanced layout that provides both comfort and practicality.

To the first floor are two well-proportioned double bedrooms, with the principal bedroom positioned to the front of the property and the second overlooking the rear. The property further benefits from two WCs, including a separate cloakroom and a family bathroom fitted with a panelled bath with shower over, wash basin, and WC.

In addition, the loft has been beautifully converted to create an excellent home office, featuring generous eaves storage, multiple power sockets, and integrated lighting. Velux windows flood the space with natural light, making it bright, airy, and highly functional, a versatile room suited to a range of uses.

Externally, the property offers off-street parking for two vehicles. To the rear, there is an enclosed paved yard providing a private outdoor space. There is a bespoke-built workshop in the garden, which will remain with the property. It is fully equipped with lighting and multiple power points, making it a highly practical and versatile space. A mature and well-established garden further enhances the appeal of this attractive home.



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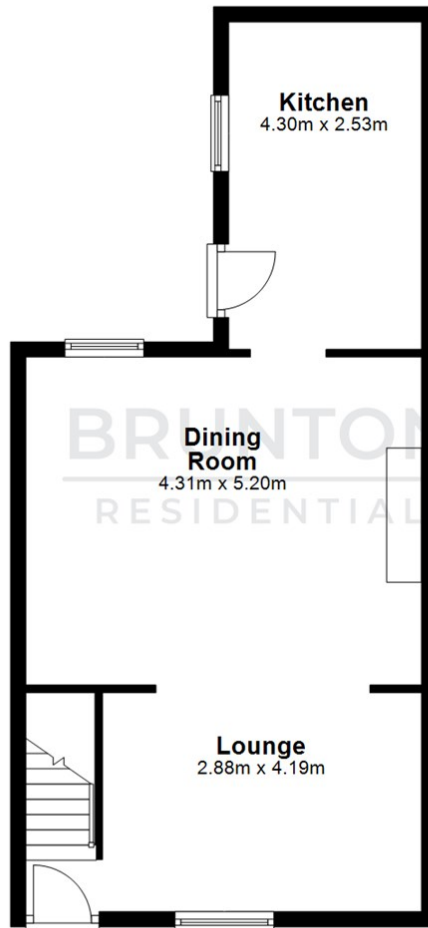
TENURE : Freehold

LOCAL AUTHORITY : Gateshead

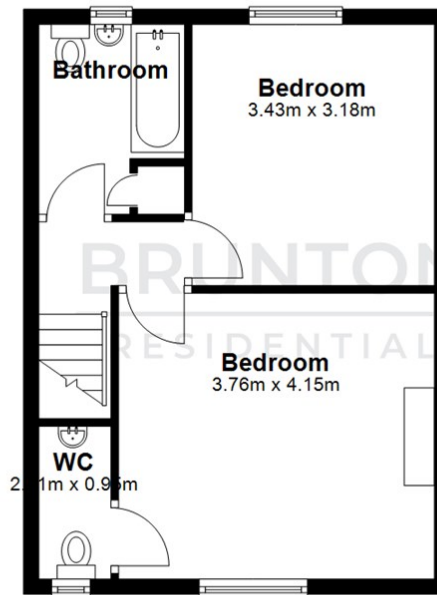
COUNCIL TAX BAND : B

EPC RATING : E

Ground Floor
Approx. 49.0 sq. metres



First Floor
Approx. 37.8 sq. metres



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		75
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	