

**BRUNTON**  
RESIDENTIAL



**EMMAVILLE, RYTON, NE40**  
Offers Over £200,000

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Four bedroom end terrace home positioned on Emmaville in Ryton, offering generous accommodation and a versatile layout within a well regarded residential location.

The accommodation is arranged over two floors and includes a spacious front aspect lounge, a large kitchen with ample storage and work surface space, and a further reception room to the rear that provides welcome versatility as a family room or second living space. The first floor offers four well proportioned bedrooms together with a well appointed family bathroom. Externally, the property benefits from a driveway providing off street parking for one car and a single garage.

Emmaville is ideally placed for access to Ryton's shops, cafés, schools and leisure facilities, with pleasant walking routes and green spaces close by, as well as strong road and public transport links towards Newcastle and the wider Tyne Valley. Its combination of space, flexibility and a popular village setting makes this home an attractive option for families, professionals and anyone looking for well connected accommodation in a friendly community.



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The internal accommodation comprises: A dual aspect entrance vestibule that leads into the entrance hall, with stairs rising to the first floor landing. To the left is a spacious front aspect lounge with a feature fireplace. Bifold doors open into a large kitchen positioned to the front of the property, offering ample storage and generous countertop space.

To the rear of the lounge is an under-stair storage cupboard and an internal hallway that leads to a further reception room, currently used as a family room, which includes a rear aspect window and a fireplace. At the end of this hallway is a door providing access to the rear of the property.

The first floor landing gives access to four well proportioned bedrooms, two of which benefit from built in cupboards, along with a well appointed family bathroom featuring tiled walls, a WC, washbasin, bath and walk in shower cubicle.

Externally, there is a driveway providing off street parking for one car in front of a single garage.



# BRUNTON

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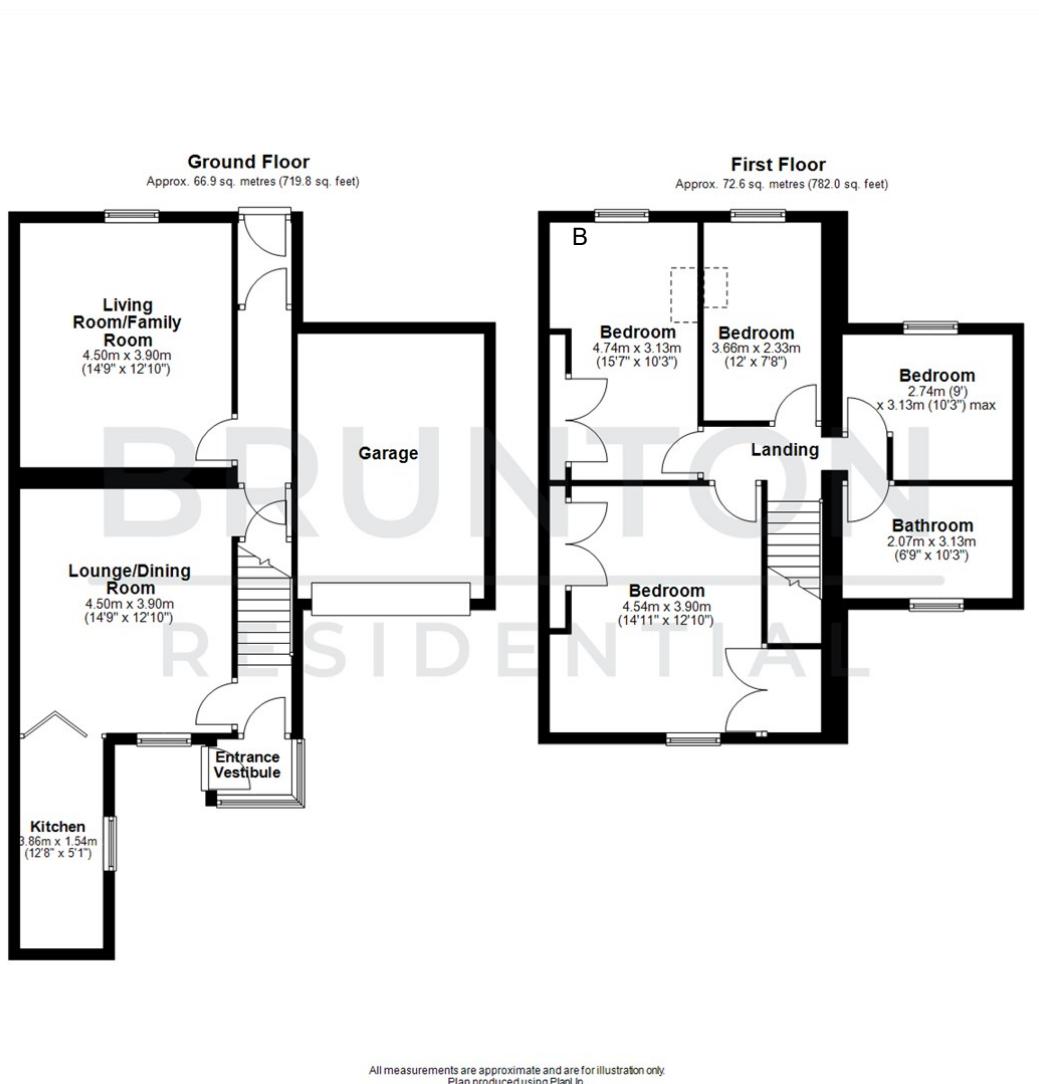
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TENURE : Freehold

LOCAL AUTHORITY : Gateshead

COUNCIL TAX BAND : B

EPC RATING :



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	

Not energy efficient - higher running costs  
 EU Directive 2002/91/EC

Not environmentally friendly - higher CO<sub>2</sub> emissions  
 EU Directive 2002/91/EC

England & Wales