





- Terraced Home
- Two Double Bedrooms
- Cellar Storage
- Front Garden & Rear Yard
- Ideal First Time Buy
- Bright & Airy
- Modern Kitchen/Diner
- Loft Boarded for Storage
- Great Location





**** Video Tour on our YouTube Channel
<https://youtu.be/tqhyVuDt5Js> ****

This modern charming two bedroom mid terraced property located within a desirable part of Ryton must be viewed. Close to a variety of local amenities including shops, restaurants and Golf Clubs, the property will appeal to a variety of buyers.

Briefly comprising to the ground floor:- entrance porch, spacious open plan lounge with access hatch to the cellar providing excellent storage and a modern kitchen-diner with fitted units. To the first floor there are two bedrooms and a modern family bathroom with shower over the bath. The property benefits from gas central heating and double glazing. Externally there is a garden to the front and courtyard to the rear. Further benefits include a loft boarded for storage with Velux windows and power.

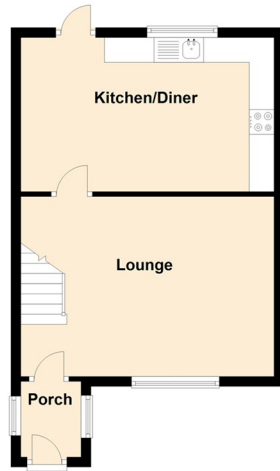
Early viewings come highly recommended. For more information please call 0191 487 0800.



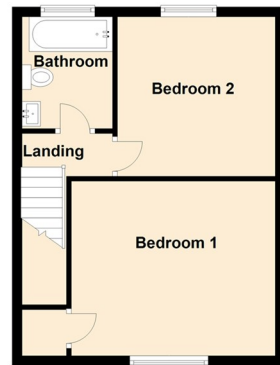
Covid-19 Viewing Guidelines

For the safety of our clients, yourselves and our staff we are currently only allowing viewings to go ahead if viewers wear appropriate PPE (masks and gloves). Social distancing rules must also be adhered to at all times. Where possible we will encourage vendors to leave the property while the viewing is going ahead. We also will only allow 2 people to view a property at any one time. We may share contact numbers where requested by NHS to prevent the spread of Covid-19.

Ground Floor



First Floor



Lounge 16'8" x 11'11" (5.09 x 3.64)

Kitchen 16'6" x 10'1" (5.05 x 3.08)

Bedroom One 11'8" x 13'3" (3.57 x 4.04)

Bedroom Two 10'6" x 10'10" (3.21 x 3.32)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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