



## 2 bed semi-detached house to buy in NE40

Tower Gardens, Ryton, Tyne and Wear, NE40 3RR

# £140,000

 x2  x1  x1

Tenure

**Freehold**

## Property features

- ✓ Two Bedrooms
- ✓ Semi Detached House
- ✓ Well Presented
- ✓ Close To Amenities
- ✓ EPC Rating D

Driveway parking

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Arrange a viewing

Lyndsay Greenwell  
Senior Manager  
Whickham

0191 477 5116  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

We are pleased to offer for sale this well-presented two-bedroom semi-detached house, situated in the popular residential area of Tower Gardens, Ryton. Available with the benefit of no upper chain, this property is an excellent opportunity for first-time buyers, downsizers, or investors.

The accommodation briefly comprises an entrance leading into a comfortable lounge, a fitted kitchen, and access to the rear garden, providing an ideal outdoor space for relaxing and entertaining. To the front of the property, there is a driveway with shared access, offering convenient off-street parking.

To the first floor, the property boasts two spacious bedrooms and a modern family bathroom, all presented to a good standard throughout.

Ideally located close to local amenities, schools, and transport links, this attractive home offers both comfort and convenience.

Early viewing is highly recommended to appreciate the accommodation on offer.

Council Tax Band: A

Tenure: Freehold

Price: £140,000

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

## Front External



## Lounge

3.27m x 4.33m (10'8" x 14'2")



## Kitchen

4.48m x 2.21m (14'8" x 7'3")



## Bedroom One

3.59m x 3.55m (11'9" x 11'7")



## Bedroom Two

2.71m x 3.03m (8'10" x 9'11")




## Bathroom

## Rear Garden





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

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