



May Avenue | Ryton | NE40 3PS

Auction Guide Price £100,000+



2



1



1

SALE BY AUCTION

30TH SEPTEMBER 2026

OPTION TWO

T&C'S APPLY

TWO BEDROOM TERRACE

GROUND FLOOR WC

UTILITY ROOM

GARDEN & YARD

RMS | Rook
Matthews
Sayer

THIS FABULOUS TWO-BEDROOM TERRACED HOUSE IS FOR SALE IN RYTON AND IS PRESENTED IN GOOD CONDITION, ARRANGED OVER THREE FLOORS AND PROVIDES AMPLE LIVING SPACE.

ON THE GROUND FLOOR, THERE IS A BAY-FRONTED LOUNGE LEADING THROUGH TO A KITCHEN DINER, OFFERING A DEFINED COOKING AND EATING AREA. A USEFUL UTILITY ROOM AND A DOWNSTAIRS W/C ADD PRACTICALITY. THE PROPERTY ALSO BENEFITS FROM A FRONT GARDEN AND A REAR YARD, PROVIDING OUTDOOR AREAS FOR SEATING OR STORAGE.

THE UPPER FLOORS ACCOMMODATE TWO BEDROOMS AND A LARGE BATHROOM, WHICH FEATURES A FREE-STANDING BATH AND A SEPARATE SHOWER CUBICLE.

RYTON OFFERS A RANGE OF LOCAL AMENITIES INCLUDING SHOPS, CAFÉS AND SERVICES ALONG THE VILLAGE CENTRE, WITH FURTHER FACILITIES AVAILABLE IN NEARBY CRAWCROOK AND BLAYDON. POPULAR GREEN SPACES SUCH AS RYTON WILLOWS AND LOCAL PLAYING FIELDS ARE WITHIN EASY REACH, PROVIDING OPPORTUNITIES FOR WALKING AND OUTDOOR ACTIVITIES.

PUBLIC TRANSPORT IS ACCESSIBLE VIA LOCAL BUS SERVICES CONNECTING RYTON WITH NEWCASTLE UPON TYNE, BLAYDON AND SURROUNDING AREAS, OFFERING OPTIONS FOR COMMUTING AND LEISURE. BLAYDON RAILWAY STATION, A SHORT DRIVE AWAY, PROVIDES SERVICES TOWARDS NEWCASTLE AND HEXHAM, WITH NEWCASTLE CITY CENTRE REACHABLE BY TRAIN TYPICALLY IN UNDER 15 MINUTES FROM BLAYDON.

THE PROPERTY'S SETTING WITHIN RYTON MAKES IT SUITABLE FOR BUYERS SEEKING A TERRACED HOUSE WITH TWO BEDROOMS, A SEPARATE KITCHEN DINER AND OUTDOOR SPACE, WITHIN REACH OF LOCAL AMENITIES AND TRANSPORT LINKS.

The accommodation:

Hallway:

UPVC external door, stairs to first floor and radiator.

Lounge: 14'10" 4.52m into bay x 11'1" 3.38m into alcove
UPVC double glazed box bay window to the front, electric fire with surround, coving to ceiling, radiator and door to;

Kitchen: 14'3" 4.34m x 11'11" 3.63m
UPVC double glazed window to the rear, half glazed door to the rear, fitted with a range of matching wall and base units with work surfaces above incorporating double sink unit with drainer, oven point with extractor hood, coving to ceiling, radiator and door to;

Utility Room: 9'3" 2.82m x 6'1" 1.85m
Two double glazed UPVC windows to the side, plumbed for washing machine, radiator and door to;

WC:

WC and pedestal wash hand basin.

First Floor Landing:

Stairs to second floor.

Bedroom One: 14'2" 4.32m max into alcove x 12'2" 3.71m
Double glazed UPVC window to the front and radiator.

Bathroom wc: 14'3" 4.34m x 8'7" 2.62m
Two double glazed UPVC windows to the rear, roll top stand alone bath with shower head, corner shower cubicle, pedestal wash hand basin, heated towel rail, extractor fan and radiator.

Bedroom Two (Loft): 14'11" 4.55m x 12'6" 3.81m
Restricted head height, two double glazed skylights, one to the front and one to the rear, radiator.

Externally:

There is a garden to the front and a yard to the rear.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: UNKNOWN

Mobile Signal Coverage Blackspot: No

Parking: STREET

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

EPC RATING: E

RY00007595.VS.EW.17.08.2026.V.1.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

T: 0191 4131313

ryton@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.



T: 0191 4131313
ryton@rmsestateagents.co.uk

RMS | Rook Matthews Sayer