



## Main Road Ryton

This immaculate detached property with spacious and stylish interior designed rooms is now available for sale. The house offers a perfect blend of period features and modern amenities, making it ideal for families.

The property comprises two reception rooms, one of which features large windows, a fireplace, and high ceilings, creating a bright and inviting living space. The kitchen is equipped with a kitchen island and granite countertops, perfect for preparing meals and entertaining guests.

With four well-proportioned bedrooms, the master bedroom benefits from an en-suite bathroom, natural light, and a walk-in closet. The second and third bedrooms are doubles, while the fourth bedroom is a spacious single room. The bathroom features a luxurious free-standing bath.

Outside, the property boasts a large south-facing garden, off-street parking, and a garden room with power, providing additional space for various activities. Situated in a location with strong local community ties, this home offers easy access to public transport links and local amenities.

# Offers in Excess Of £500,000

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# Ashfield House, Main Road Ryton, NE40 3BT

**THIS IMMACULATE DETACHED PROPERTY WITH SPACIOUS AND STYLISH INTERIOR DESIGNED ROOMS IS NOW AVAILABLE FOR SALE. THE HOUSE OFFERS A PERFECT BLEND OF PERIOD FEATURES AND MODERN AMENITIES, MAKING IT IDEAL FOR FAMILIES.**

**THE PROPERTY COMPRISES TWO RECEPTION ROOMS, ONE OF WHICH FEATURES LARGE WINDOWS, A FIREPLACE, AND HIGH CEILINGS, CREATING A BRIGHT AND INVITING LIVING SPACE. THE KITCHEN IS EQUIPPED WITH A KITCHEN ISLAND AND GRANITE COUNTERTOPS, PERFECT FOR PREPARING MEALS AND ENTERTAINING GUESTS.**

**WITH FOUR WELL-PROPORTIONED BEDROOMS, THE MASTER BEDROOM BENEFITS FROM AN EN-SUITE BATHROOM, NATURAL LIGHT, AND A WALK-IN CLOSET. THE SECOND AND THIRD BEDROOMS ARE DOUBLES, WHILE THE FOURTH BEDROOM IS A SPACIOUS SINGLE ROOM. THE BATHROOM FEATURES A LUXURIOUS FREE-STANDING BATH.**

**OUTSIDE, THE PROPERTY BOASTS A LARGE SOUTH-FACING GARDEN, OFF-STREET PARKING, AND A GARDEN ROOM WITH POWER, PROVIDING ADDITIONAL SPACE FOR VARIOUS ACTIVITIES. SITUATED IN A LOCATION WITH STRONG LOCAL COMMUNITY TIES, THIS HOME OFFERS EASY ACCESS TO PUBLIC TRANSPORT LINKS AND LOCAL AMENITIES.**

**DON'T MISS THE OPPORTUNITY TO OWN THIS CHARMING FAMILY HOME WITH ITS UNIQUE FEATURES AND COMFORTABLE LIVING SPACES.**

The accommodation:

Entrance:

Wooden door to the front, door to hallway with storage and radiator.

Lounge: 16'2" 4.93m into alcove x 13'1" 3.99m plus bay

Double glazed sash windows to the front, open fire with surround, solid wood flooring and radiator.

Dining Room: 14'2" 4.32m into alcove x 11'11" 3.63m

Inglenook fireplace, two radiators and wooden door to conservatory.

Kitchen: 14'8" 4.47m x 10'1" 3.07m

UPVC window, fitted with a range of matching wall and base units with granite work surfaces above incorporating one and a half bowl sink unit with drainer, Range style cooker, extractor hood, tiled splash backs, integrated dishwasher, tiled floor and radiator.

Sun Room: 15'5" 4.70m x 10'1" 3.07m

Split level. French doors to the garden, exposed brick and access to cellar.



First Floor Landing:  
Split level landing, Sash window.

Bedroom Two: 13'9" 4.19m into alcove x 13'7" 4.15m  
Sash windows, fireplace and radiator.

Bedroom Three: 14'2" 4.32m x 12'0" 3.66m  
Sash window and radiator.

Bedroom Four: 10'0" 3.05m x 6'11" 2.11m  
Sash window, solid wood flooring and radiator.

Bathroom:  
Free standing roll top bath, shower, low level wc, wash hand basin,  
low level wc, panelling and radiator.

Second Floor Landing:

Master Bedroom: 15'4" 4.67m x 14'6" 4.42m  
Skylight, sash window, eaves storage, walk in wardrobe and radiator.

En Suite:  
Skylight, shower, low level wc, wash hand basin, part tiled and  
heated towel rail.

Externally:  
There is a garden to the front. To the rear there is a South facing  
lawned garden with patio and decked area. There is a driveway  
providing off street parking.

Garden Room:  
UPVC windows, French doors and utility area.

**PRIMARY SERVICES SUPPLY**

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS  
Broadband: SATELLITE  
Mobile Signal Coverage Blackspot: NO  
Parking: DRIVEWAY

**MINING**

The property is not known to be on a coalfield and not known to be directly  
impacted by the effect of other mining activity. The North East region is  
famous for its rich mining heritage and confirmation should be sought from  
a conveyancer as to its effect on the property, if any.

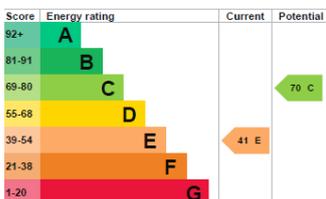
**TENURE**

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: E**

**EPC RATING: E**

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**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 relation to this property.

**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.

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