



Ryton Willows

Ryton

- Detached Bungalow
- One Bedroom
- Attic Space
- Garden
- Riverside Location

Auction Guide Price £ 110,000+



0191 413 1313
2 Grange Road, Ryton, NE40 3LT

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
ryton@rmsestateagents.co.uk

Tyne View Cottage

Ryton Village, NE40 3QF

A UNIQUE OPPORTUNITY TO PURCHASE THIS SPECIAL PROPERTY ON THE BANKS OF THE RIVER TYNE. THE DWELLING IS COMPLETELY SELF SUFFICIENT AND WOULD MAKE THE PERFECT PURCHASE FOR ANYONE LOOKING FOR A LIFESTYLE CHOICE OR HOLIDAY HOME. COMPRISING OF OPEN PLAN LIVING SPACE/KITCHEN, DOWNSTAIRS BEDROOM, SEPARATE SHOWER ROOM AND STAIRS TO LOFT AREA. THERE IS MASSES OF POTENTIAL TO FURTHER DEVELOP AND CREATE A TRULY UNIQUE PROPERTY WHICH ENJOYS UNRIVALLED PANORAMIC RIVER VIEWS AND LOCATION. CALL US NOW TO ARRANGE A VIEWING AND SEE WHAT YOU COULD DO WITH THIS POTENTIAL OPPORTUNITY.

The accommodation:

Porch:
UPVC door and wooden door to;

Living Space/Kitchen: 20'0" 6.07m x 13'0" 3.96m
Fitted with a range of base units incorporating stainless steel sink unit and gas cooker, UPVC bay window, multi fuel stove and UPVC French doors.

Bedroom One: 11'7" 3.53m x 8'2" 2.48m
UPVC French doors and fitted wardrobes, vanity unit and hand basin.

Shower Room:
UPVC window, shower cubicle, wash hand basin, bath, wash hand basin and low level wc.

Stairs to:

Open Attic Area:
UPVC window and fitted wardrobes.

Externally:
There are gardens, a terrace, a shed housing power system, tool shed, washing machine cupboard and boat locks.

PRIMARY SERVICES SUPPLY

Electricity: SOLAR, WIND TURBINES, GENERATOR
Water: OFF GRID WATER SYSTEM
Sewerage: SOAK AWAY SEPTIC TANK
Heating: MULTI FUEL STOVE, WALL MOUNTED FLUED CALOR GAS HEATERS
Broadband: NONE
Mobile Signal Coverage Blackspot: NO
Parking: ON STREET- PARKING AT BOTTOM OF RIVER LANE

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: A

EPC RATING: E

RY00006771.VS.EW.25.03.2024.V.4.

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360

Terms and conditions apply see www.agentspropertyauction.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	41 E	47 E
21-38	F		
1-20	G		

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.

16 Branches across the North-East

