

Cedar Grove | Ryton | NE40 3RQ

Auction Guide Price £110,000+

3 1 1

SEMI DETACHED HOUSE

THREE BEDROOMS

GENEROUS PLOT

POPULAR ESTATE

PARKING

GARDENS

NO ONWARD CHAIN

VIEWING ADVISED

RMS | Rook Matthews Sayer

FOR SALE BY AUCTION 29th OCTOBER 2026 – OPTION ONE – TERMS AND CONDITIONS APPLY
THIS THREE-BEDROOM SEMI-DETACHED HOUSE IS FOR SALE IN RYTON AND IS PRESENTED IN GOOD CONDITION, OCCUPYING A GENEROUS PLOT IN A POPULAR RESIDENTIAL LOCATION. THE PROPERTY IS WELL SUITED TO FIRST-TIME BUYERS AND FAMILIES, OFFERING BALANCED ACCOMMODATION WITH A SINGLE RECEPTION ROOM, KITCHEN AND FAMILY BATHROOM.

THE HOUSE IS POSITIONED WITHIN REACH OF RYTON'S VILLAGE AMENITIES, INCLUDING LOCAL SHOPS, CAFÉS AND EVERYDAY SERVICES ALONG AND AROUND THE MAIN STREETS OF RYTON AND NEARBY CRAWCROOK. THERE ARE SEVERAL PRIMARY AND SECONDARY SCHOOLS IN THE WIDER RYTON AND TYNE VALLEY AREA, MAKING THIS A PRACTICAL LOCATION FOR HOUSEHOLDS WITH SCHOOL-AGE CHILDREN.

PUBLIC TRANSPORT LINKS ARE ACCESSIBLE, WITH REGULAR BUS SERVICES FROM RYTON CONNECTING TO NEWCASTLE UPON TYNE, PRUDHOE AND HEXHAM. FROM NEARBY STATIONS SUCH AS BLAYDON OR WYLAM, RAIL SERVICES RUN TOWARDS NEWCASTLE AND CARLISLE; JOURNEYS INTO NEWCASTLE CENTRAL STATION TYPICALLY TAKE AROUND 10–20 MINUTES BY TRAIN FROM THESE LOCAL STOPS, PROVIDING ONWARD CONNECTIONS ACROSS THE REGION AND NATIONALLY.

OUTDOOR SPACE IS A KEY ADVANTAGE OF THIS HOME'S GENEROUS PLOT, WITH RYTON WILLOWS LOCAL NATURE RESERVE AND THE RIVER TYNE CORRIDOR OFFERING WALKING ROUTES AND GREEN SPACE WITHIN A SHORT DRIVE. FURTHER LEISURE, RETAIL AND DINING OPTIONS CAN BE FOUND IN PRUDHOE AND THE METROCENTRE, BOTH REACHABLE BY CAR OR PUBLIC TRANSPORT.

THE PROPERTY IS OFFERED FOR SALE WITH NO ONWARD CHAIN.

The accommodation:

Entrance:
UPVC door to the front.

Lounge: 20'0" 6.07m into bay x 10'8" 3.25m into bay
UPVC bay window, UPVC window, electric fire with surround and two radiators.

Kitchen: 15'6" 4.72m x 12'5" 3.78m
Two UPVC windows, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit with drainer, integrated fridge freezer, gas hob, electric oven, dining space and two radiators.

First Floor Landing:
Loft access and storage.

Bedroom One: 11'9" 3.58m x 9'5" 2.87m
Two UPVC windows, storage and two radiators.

Bedroom Two: 10'11" 3.33m x 9'0" 2.74m
Two UPVC windows, fitted wardrobes and two radiators.

Bedroom Three: 8'8" 2.64m x 7'10" 2.39m
UPVC window and radiator.

Bathroom wc:
UPVC window, bath with shower, low level wc, wash hand basin, fully cladded and radiator.

Externally:
There are gardens to all three side and a driveway providing off street parking.

PRIMARY SERVICES SUPPLY
Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: FIBRE TO CABINET
Mobile Signal Coverage Blackspot: No
Parking: DRIVEWAY

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.

Agents Note:
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

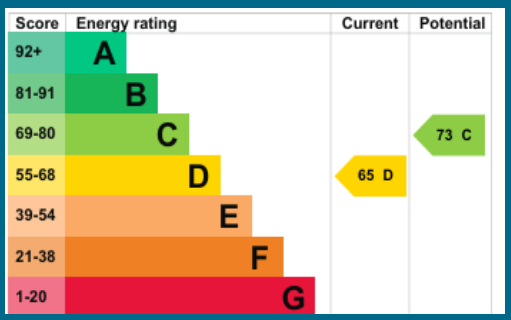
COUNCIL TAX BAND: A
EPC RATING: D

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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.

Terms and conditions apply see website Www . Agents Property Auction . Com



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The Property Ombudsman

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