



Emma View

Ryton, NE40

£700 per month

END TERRACE COTTAGE IN THE HEART OF CRAWCROOK | AVAILABLE IMMEDIATELY | Offered on an unfurnished basis, this charming end terrace cottage benefits from double glazing and gas central heating throughout. The accommodation briefly comprises a spacious living room, fitted kitchen, two bedrooms and a bathroom. Ideally located within Crawcrook Village, the property provides convenient access to local amenities, shops and transport links, with excellent road connections across the wider region. Early viewing is recommended. Energy Efficiency Rating D. Council Tax Band A. Holding Deposit: One weeks rent to reserve, then taken off move in monies. Damage Deposit: Five Weeks Rent.

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- Two Bedrooms
- End of Terrace
- Village Location
- Unfurnished
- Viewings Advised
- Rear Garden
- Period Property
- Available Immediately



Entrance Hall

Living Room

Kitchen

Bedroom One

Bedroom Two

Bathroom



Sales and Lettings Office:
21 Grey Street
Newcastle upon Tyne, NE1 6EE

Property Management Office:
Cheviot House, Beaminster Way East
Newcastle upon Tyne, NE3 2ER

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Material Information

This property is managed by Living Spaces.

Tenure: We have been advised the property is leasehold (Please note the service charge and ground rent are payable by the landlord not tenant).

Council Tax: Band A. Authority; <https://www.gateshead.gov.uk/article/2641/2026-to-2027-Council-Tax-valuation-bands>

Utilities: Mains sewerage, gas, water and electricity are connected.

Broadband: Follow the link to check broadband providers and speeds; broadbandcheck.co.uk

Mobile Phone Coverage: Follow the link to check mobile signal for all networks; signalchecker.co.uk

Parking: There is parking available for this property.

We have not been advised of any restrictive Covenants at the outset of marketing.

LIVING SPACES

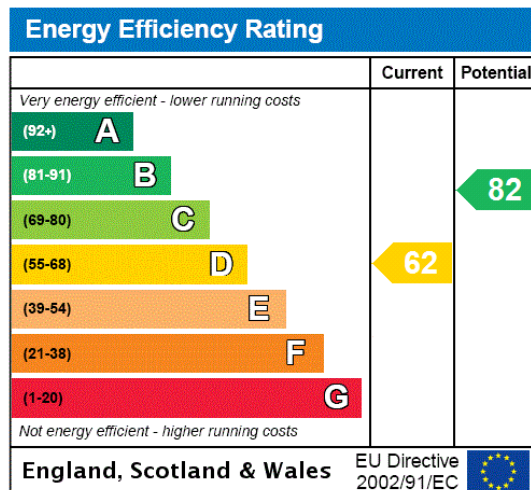
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Disclaimer

Please note, this is a draft copy of the marketing brochure.

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Kingston Property Service Limited Trading as Living Spaces, Cheviot House, Beaminster Way East, Kingston Park, Newcastle upon Tyne, NE3 2ER. Company Registration No. 04032016



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