

SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





📍 Lane Head, Ryton NE40 3HF

Lane Head, Ryton NE40 3HF

£120,000

Brand new to the sales market is this fantastic two bedroom flat, offering spacious living and modern styling and décor throughout. Situated on Lane Head, Ryton, the property benefits from being local to a range of amenities including shops, coffee shops, and transport links for the commuter.

Upon entry finds a welcoming hallway, which presents access to the principal rooms. First is the living room, offering a generous amount of space for furnishings and displaying relaxing neutral décor, a feature fireplace, and a delightful ceiling rose. Back through the hallway is the kitchen, providing a range of fitted base, drawer and wall cabinets for storage in a modern white finish, and a door which leads out to a wonderful roof terrace. Completing the floor is a fully tiled three-piece shower room and the spacious first bedroom.

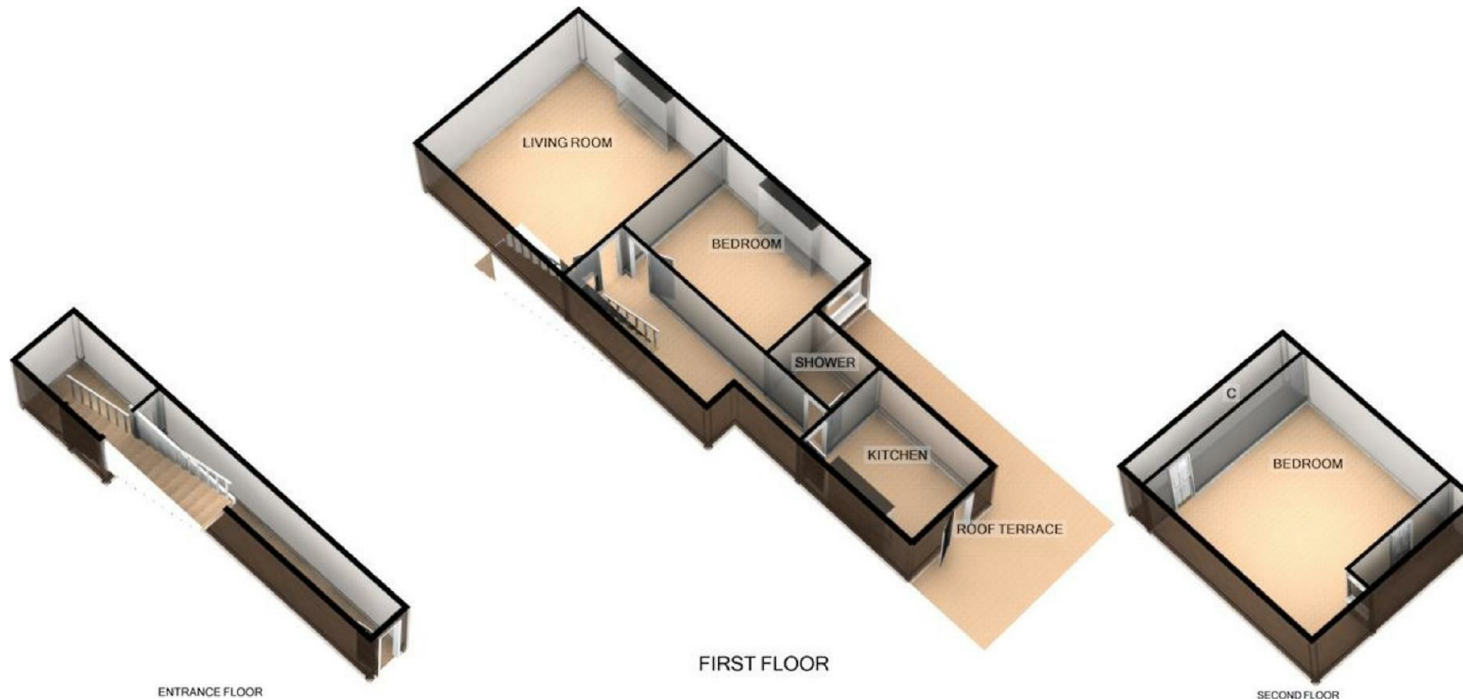
Upstairs to the second floor finds the exceptionally spacious master bedroom, providing fitted storage and showcasing modern décor, roof windows, and stylish exposed wooden beams.



Tenure: Leasehold - 85 years remaining

PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



ENTRANCE FLOOR

FIRST FLOOR

SECOND FLOOR

LANE HEAD, RYTON

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
Made with Metropix ©2018

Measurements:

LIVING ROOM
17'8" x 16'10"

KITCHEN
11'10" x 8'10"

BEDROOM ONE
15'11" x 11'3"

SHOWER ROOM
6'11" x 5'5"

BEDROOM TWO
21'9" x 16'5"

ROOF TERRACE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



SALES

LETTINGS

FINANCE

LAW

WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay
0191 251 3344

Cramlington
01670 897 213

Tynemouth
0191 296 6689

Morpeth
01670 513 966

Ponteland
01661 820 082

Wallsend
0191 432 4151

Alnwick
01665 511 800

Heaton
0191 432 4275

Forest Hall
0191 266 9966

Other locations
0191 640 3523

Newcastle
0191 640 2284

Durham
0191 303 8252

Gosforth
0191 640 3523

Sunderland
0191 543 6390

Whickham
0191 432 5102

Gateshead
0191 432 4294

Jesmond
0191 281 1037

Killingworth
0191 640 3602

Ryton
0191 413 9845

Head Office &
Lettings
0191 253 4815

*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News