

# BRUNTON

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## RESIDENTIAL



**SIMPSON STREET, RYTON, NE40**

Offers Over £200,000

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Brunton Residential are thrilled to present this deceptively spacious three-bedroom period end-of-terrace property, occupying a superb corner plot on the ever-popular Simpson Street in Ryton. Offering gardens, a garage, and a double driveway, this home combines character with practicality in a highly sought-after village location.

Originally a miner's manager's house, the property is notably larger than others on the street and retains an abundance of period features throughout. It boasts three generous reception rooms, one of which was formerly the miner's office providing flexible and versatile living space.

Additional benefits include double glazing, gas central heating, and immaculate presentation, making this an ideal first purchase. With three well-proportioned bedrooms and its charming character, this home truly stands out as a unique opportunity.

Positioned on the edge of the picturesque Tyne Valley, the area provides plenty of opportunities for walking and cycling, perfect for enjoying the local scenery. Ryton is well-connected, with regular bus services to Newcastle, the MetroCentre, and surrounding villages. For rail travel, Blaydon, Prudhoe, and Wylam stations are nearby, while good road links make commuting by car straightforward.

Families benefit from a wide range of schooling options, including Crookhill Primary, Ryton Community Infant School, Ryton Junior School, and Thorp Academy for secondary education. There are also several nearby primary schools and a selection of private day schools to choose from.

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The internal accommodation briefly comprises a welcoming entrance hallway, with stairs rising to the first floor and access to the main ground floor rooms. To the left is a well-proportioned lounge, which in turn leads through to an additional sitting room featuring an original cast iron range fireplace, adding character and charm to the space. To the rear, there is an excellent-sized dining room, ideal for both everyday living and entertaining.

The kitchen is positioned at the rear of the property and is accessed directly from the dining room. It is arranged in a practical, elongated layout and enjoys views over the courtyard. The kitchen is fitted with a range of high-quality wall and base units, along with integrated appliances, and benefits from an external door providing access to the rear. The overall ground floor layout offers clearly defined reception spaces while maintaining a natural and connected flow throughout.

To the first floor, the landing provides access to three bedrooms. Two are generous double rooms located to the front and rear, while the third is a smaller room currently used as a dressing room but easily adaptable as a bedroom, nursery, or home office. The bathroom is also situated on this level and is fitted with a separate shower cubicle, a large bath, and a pedestal sink, complemented by a separate WC, a practical arrangement for family living.

Externally, the property benefits from a driveway, a rare feature for the street, providing off-road parking and access to the garage and additional storage to the rear. To the front, there is an enclosed courtyard garden, mainly laid to lawn, with a well-appointed patio area, ideal for outdoor seating.



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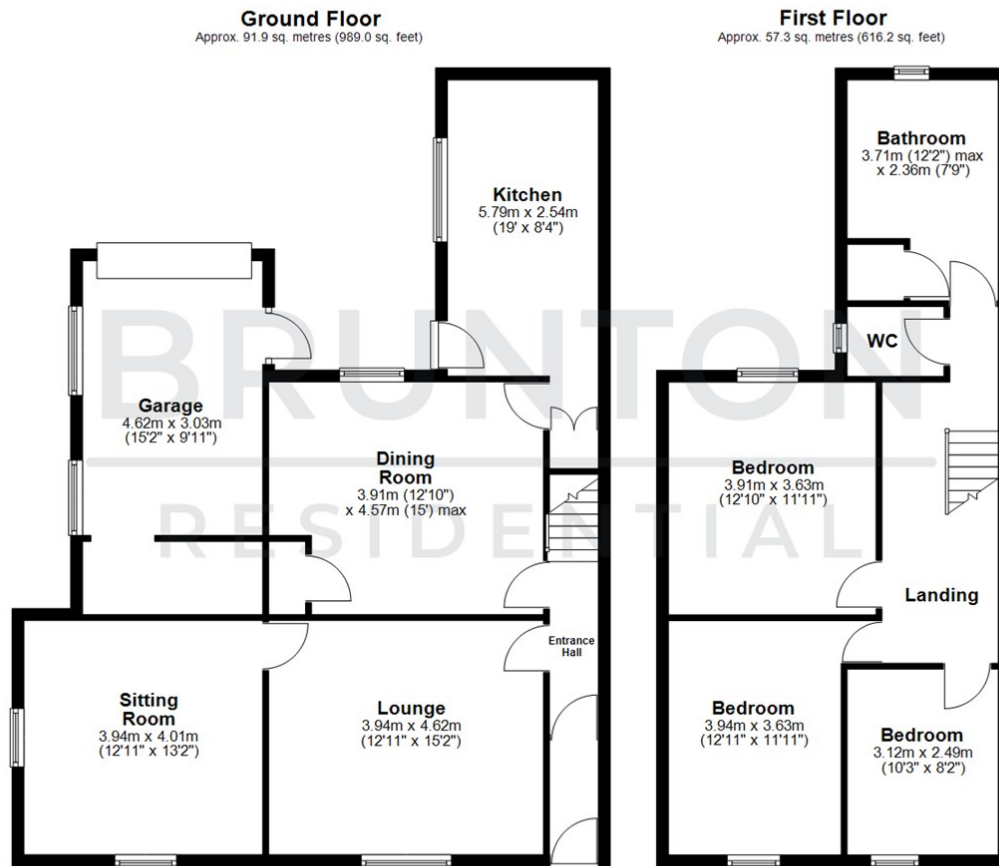
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TENURE : Freehold

LOCAL AUTHORITY : Gateshead CC

COUNCIL TAX BAND : B

EPC RATING : D



Total area: approx. 149.1 sq. metres (1605.2 sq. feet)

All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.

