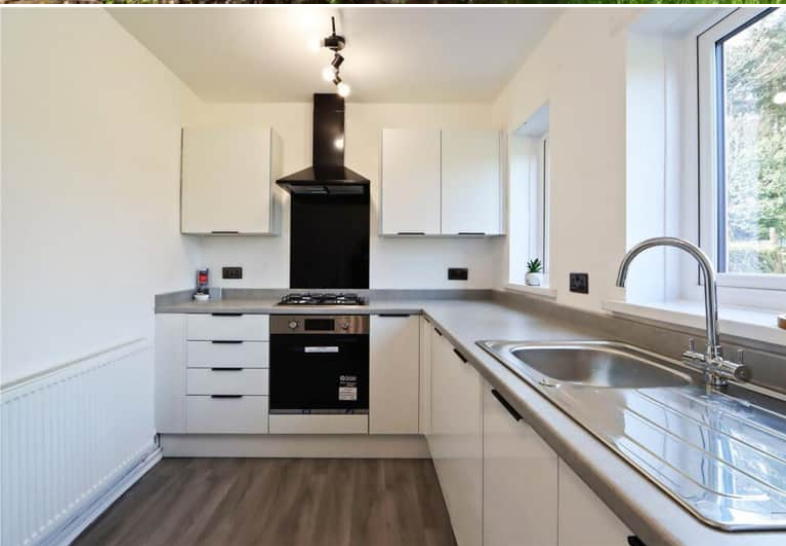




**Tyne Gardens
Ryton
Tyne and Wear
NE40**

Offers In Excess Of £120,000

bettermove

Tyne Gardens

Ryton

Bettermove are proud to present this 2 bedroom semi-detached house in Ryton. Available with no forward chain.

This property benefits from double glazing, and gas central heating throughout, with off street parking available.

The council tax band is A.

The interior of this beautifully presented property comprises a spacious living/dining room and fitted kitchen on the ground floor. The first floor consists of 2 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

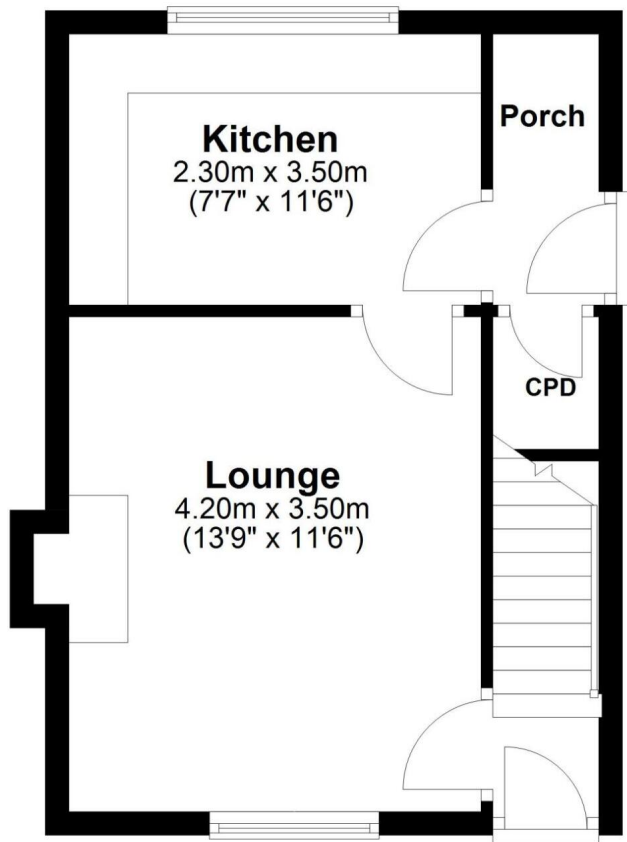
Located in the popular village of Ryton, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Blaydon train station (1.7 miles), variety of bus routes and the A1.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



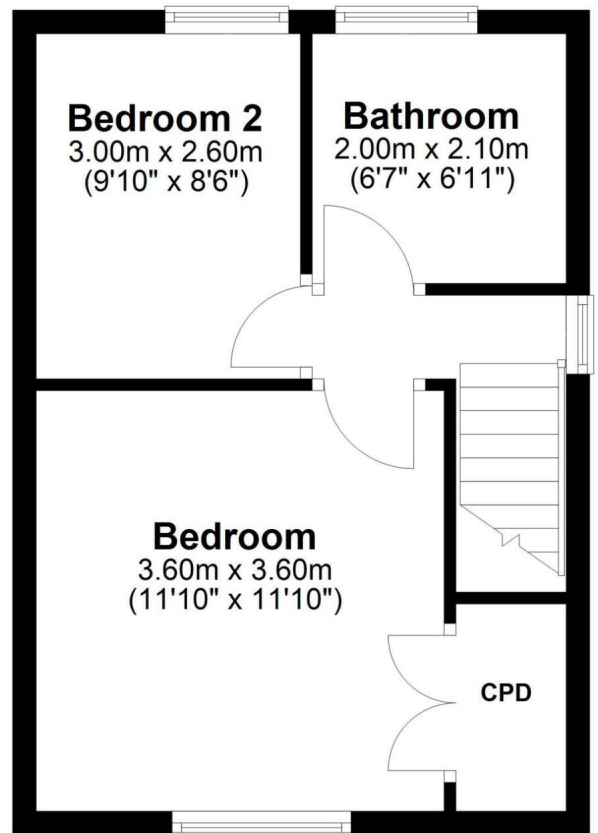
Ground Floor

Approx. 29.7 sq. metres (319.7 sq. feet)



First Floor

Approx. 31.1 sq. metres (335.3 sq. feet)



Total area: approx. 60.8 sq. metres (655.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	71	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A	70	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC 



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