



15 St. Marys Terrace,  
Barmoor Lane  
Ryton









15 St. Marys Terrace, Barmoor Lane, Ryton, Tyne & Wear NE40 3AL

Offers in Excess of £365,000

## STYLISH PERIOD TERRACE WITH DELIGHTFUL LANDSCAPED REAR GARDENS, NEW DETACHED GARAGE & AN ABUNDANCE OF PERIOD CHARM SITUATED WITHIN RYTON

This superb mid-terrace property is ideally situated on St. Marys Terrace, Ryton. Thought to have been originally constructed circa 1864, the property was purchased by the current owners in 2001 and has undergone a series of modernisations and now offers one of the finest period terraces within its locality. St. Marys Terrace, located on Barmoor Lane, is well placed within Ryton's Conservation Area to provide easy access into Ryton Village with its shops, amenities and is also situated close to excellent local schooling. Boasting close to 2,000 sq.ft of internal living space, the accommodation briefly comprises:

Lobby; Entrance hall with stripped wooden flooring and stairs to the first floor; Lounge with period fireplace, polished wooden flooring and working shutters; Dining room, again with polished wooden flooring, period fireplace, original shutters and storage to the alcoves; Kitchen/Breakfast room with solid wood units, granite work-surfaces with 'Belfast' sink, integrated appliances, range cooker, wood burning stove and stable door to rear courtyard; Utility room to the ground floor. The stairs to the first floor lead to a wonderful contemporary, re-fitted bathroom with four piece suite including a free standing stone 'Clearwater' bath, walk-in shower, underfloor heating and vaulted ceiling with exposed beams and 'Velux' window; Bedroom one (currently being utilised as a drawing room) measures the full width and boasts an impressive marble fireplace; Bedroom two with storage to alcoves, period fireplace and en-suite shower with 'Velux' window. The stairs to the second-floor lead to 2 landings one with a large linen cupboard and two further bedrooms, both with dormer windows, bedroom three measuring the full width with 2 sets of latch style wardrobes/storage. Externally, the property benefits from a well-presented front garden with stone and wrought iron boundaries, block paved path and lawn with hedge providing adequate screening. To the rear, a pleasant courtyard leads to the rear lane and to a recently replaced, detached garage with electronic roller door, light and power. The delightful rear gardens, which are accessed over the rear service lane, have recently been landscaped and now offer a wonderful entertaining area with raised planters, summer house and two further lawned garden areas, one with BBQ and the second with uninterrupted views of the Tyne Valley, perfect for buyers with young families.

Services: Mains gas, electric, water and drainage | Tenure: Freehold | Council Tax: Band D | Energy Performance Certificate: D







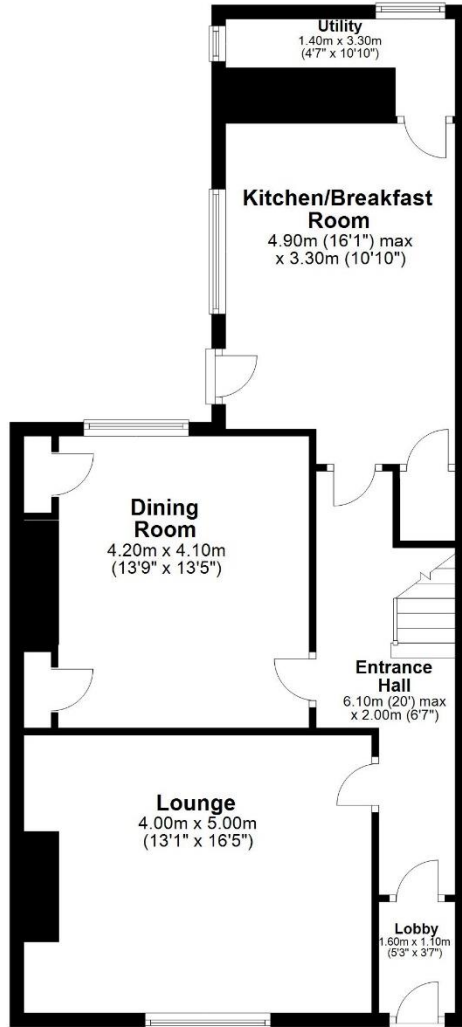






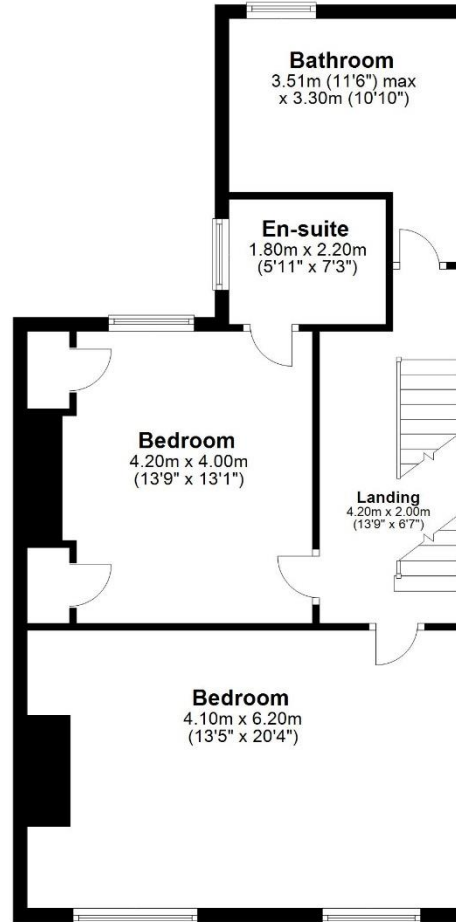
### Ground Floor

Approx. 71.2 sq. metres (766.9 sq. feet)



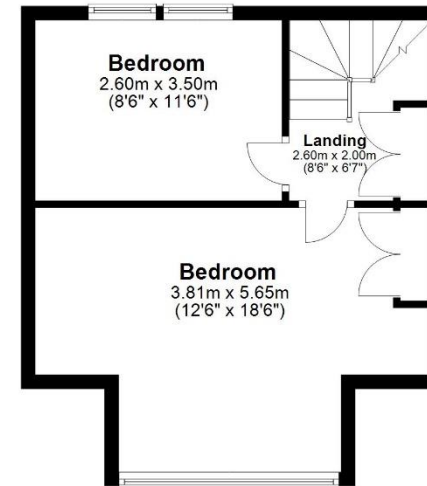
### First Floor

Approx. 66.4 sq. metres (714.5 sq. feet)



### Second Floor

Approx. 33.2 sq. metres (357.2 sq. feet)



Total area: approx. 170.8 sq. metres (1838.6 sq. feet)

**15 St Marys terrace, Ryton**





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