



Croxdale Terrace Greenside

- Mid Terrace House
- Three Bedrooms
- Ground Floor Bathroom
- Front Garden
- Rear Yard

£ 125,000



0191 413 1313
2 Grange Road, Ryton, NE40 3LT

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
ryton@rmsestateagents.co.uk

4 Croxdale Terrace

Greenside, NE40 4RZ

A SURPRISINGLY SPACIOUS THREE BEDROOM TERRACE PROPERTY IN THE POPULAR RESIDENTIAL AREA OF GREENSIDE, IDEAL FOR COMMUTING TO NEWCASTLE AND GATESHEAD. THE PROPERTY COMPRISES OF ENTRANCE HALL LEADING TO A GOOD SIZED LIVING ROOM WITH OPEN FIRE, FITTED KITCHEN, REAR PORCH AND DOWNSTAIRS BATHROOM. UPSTAIRS THERE ARE TWO DOUBLE BEDROOMS AND A LARGE SINGLE ROOM. EXTERNALLY THERE IS ON STREET PARKING AVAILABLE, A LOVELY ENCLOSED YARD TO THE REAR AND SMALL GARDEN TO THE FRONT. THIS PROPERTY IS AVAILABLE WITH NO ONWARD CHAIN SO CALL US NOW TO ARRANGE A VIEWING AND AVOID DISAPPOINTMENT.

Entrance:

Wooden door to the front, wooden door to hallway with a radiator.

Lounge: 15'0" 4.57m x 14'1" 4.29m into alcove

UPVC window, open fire with surround and radiator.

Kitchen: 11'4" 3.45m x 8'11" 2.72m

UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit and drainer, free standing cooker and radiator.

Bathroom:

UPVC window, bath with shower over, low level wc, vanity wash hand basin, cladded walls and heated towel rail.

Utility Room/Rear Porch:

Wooden single glazed windows and plumbed for washing machine.

First Floor Landing:

UPVC window, storage and loft access.

Bedroom One: 14'8" 4.47m x 9'9" 2.97m into alcove

UPVC window and radiator.

Bedroom Two: 11'7" 3.53m into alcove x 9'9" 2.97m

UPVC window and radiator.

Bedroom Three: 11'6" 3.51m into alcove x 9'9" 2.97m

UPVC window and radiator.

Externally:

There is an enclosed yard to the rear, a small garden to the front and on street parking.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: ELECTRIC

Sewerage: MAINS

Heating: ELECTRIC

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET PARKING

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

EPC RATING: G

RY00005917.VS.EW.04.01.2024.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	17 G	

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

