



## Croxdale Terrace Greenside

- Mid Terrace House
- Three Bedrooms
- Kitchen Diner
- Front Garden & Rear Yard
- No Onward Chain

**Offers Over £ 150,000**



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# 7 Croxdale Terrace

Greenside, NE40 4RZ

THIS IMMACULATE TERRACED PROPERTY IS NOW AVAILABLE FOR SALE, MAKING IT AN IDEAL CHOICE FOR FAMILIES AND COUPLES ALIKE. THE HOUSE BOASTS A WARM AND INVITING ATMOSPHERE WITH ITS NEWLY RENOVATED FEATURE AND A FULL REFURBISHMENT THROUGHOUT.

AS YOU STEP INSIDE, YOU ARE GREETED BY A SPACIOUS RECEPTION ROOM FEATURING AN INGENUOUS FIREPLACE, PERFECT FOR COZY EVENINGS. THE OPEN-PLAN NEWLY FITTED KITCHEN WITH DINING SPACE OFFERS A MODERN AND FUNCTIONAL AREA FOR COOKING AND ENTERTAINING.

THE PROPERTY COMPRISES THREE DOUBLE BEDROOMS, EACH PROVIDING AMPLE SPACE AND COMFORT. THE NEWLY REFURBISHED BATHROOM ADDS A TOUCH OF LUXURY TO THIS CHARMING HOME.

OUTSIDE, THE PROPERTY FEATURES A CHARMING BLOCK PAVED FRONT AND A REAR ENCLOSED YARD, PROVIDING BOTH CONVENIENCE AND PRIVACY. SITUATED IN A LOCATION WITH STRONG LOCAL AMENITIES AND A VIBRANT COMMUNITY, THIS PROPERTY OFFERS THE BEST OF BOTH WORLDS.

DON'T MISS THE OPPORTUNITY TO MAKE THIS BEAUTIFULLY PRESENTED HOME YOUR OWN. CONTACT US TODAY TO ARRANGE A VIEWING AND EXPERIENCE THE CHARM OF THIS DELIGHTFUL PROPERTY.

The accommodation:

Entrance:

Composite door to the front and radiator.

Lounge: 16'3" 4.95m max x 14'11" 4.55m

UPVC windows, two vertical radiators and open plan to;

Kitchen Diner: 15'5" 4.70m x 14'1" 4.29m max

UPVC window, UPVC door, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit and drainer, integrated gas hob, electric oven, extractor hood and two vertical radiators.

Utility Room:

Plumbed for washing machine.

WC:

Low level wc, wash hand basin and radiator.

First Floor Landing:

Radiator.

Bedroom One: 14'9" 4.50m x 9'4" 2.84m into alcove

UPVC window and radiator.

Bedroom Two: 12'6" 3.81m max x 9'3" 2.82m

UPVC window and radiator.

Bedroom Three: 12'0" 3.66m x 7'5" 2.26m

UPVC window and radiator.

Externally:

There is a block paved garden to the front which can be used for off street parking and an enclosed yard to the rear.

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: NONE

Mobile Signal Coverage Blackspot: NO

Parking: 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: B

EPC RATING: D

RY00006727.VS.EW.15.03.2024.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	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

