



Rockwood Hill Estate Greenside

- Semi Detached House
- Three Bedrooms
- Kitchen Diner
- Shower Room & Bathroom
- Driveway & Garden

£ 175,000



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

ROOK
MATTHEWS
SAYER

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

50 Rockwood Hill Estate

Greenside, NE40 4BQ

THIS WELL-KEPT SEMI-DETACHED PROPERTY, IDEALLY SUITED FOR FAMILIES AND COUPLES ALIKE IS AVAILABLE ON THE MARKET. THE PROPERTY IS IN GOOD CONDITION, OFFERING A WARM AND WELCOMING AMBIENCE THAT CAN BE FELT FROM THE MOMENT YOU STEP INSIDE.

THE PROPERTY BOASTS THREE BEDROOMS, TWO OF WHICH ARE SPACIOUS DOUBLES. THE MASTER BEDROOM IS A HAVEN OF TRANQUILITY, WHILST THE SECOND BEDROOM BENEFITS FROM BUILT-IN STORAGE, PROVIDING AMPLE STORAGE SPACE. THE THIRD BEDROOM IS A COMFORTABLE SINGLE ROOM, PERFECT FOR A CHILD OR AS A HOME OFFICE.

THE HEART OF THIS HOME IS THE KITCHEN, COMPLETE WITH A SEPARATE UTILITY ROOM AND A DINING SPACE. FRENCH DOORS OPEN UP TO A LARGE, BEAUTIFULLY MAINTAINED GARDEN WITH DECKING, PERFECT FOR AL FRESCO DINING OR SIMPLY ENJOYING THE OUTDOORS ON A SUNNY DAY.

THE LIVING ROOM IS A GENEROUS SPACE WITH LARGE WINDOWS THAT FLOOD THE ROOM WITH NATURAL LIGHT, CREATING A BRIGHT AND AIRY ATMOSPHERE. A FIREPLACE PROVIDES A CHARMING FOCAL POINT, PERFECT FOR COSY EVENINGS IN.

A NOTABLE FEATURE OF THIS PROPERTY IS THE DOWNSTAIRS SHOWER ROOM, A CONVENIENT ADDITION TO THE MAIN BATHROOM WHICH ITSELF HAS A RAIN SHOWER AND HAS BEEN NEWLY REFURBISHED TO A HIGH STANDARD.

The accommodation:

Composite door to the front, UPVC window, under stairs storage and radiator.

Lounge: 13'2" 4.01m into alcove x 11'10" 3.61m
UPVC bow window, Inglenook with surround and radiator.

Kitchen Diner: 18'7" 5.66m x 8'10" 2.69m
UPVC window, UPVC French doors, fitted with a range of matching wall and base units with work surfaces above incorporating sink unit and drainer, tiled splashbacks, free standing gas cooker, plumbed for dishwasher, tiled floor and radiator.

Utility Room:
UPVC door to the front, UPVC door to the garden, fitted with a range of matching wall and base units with work surfaces above incorporating sink and drainer, plumbed for washing machine, boiler cupboard and radiator.

Shower Room:
UPVC window, walk in shower, low level wc, vanity wash hand basin and cladded walls.

First Floor Landing:
UPVC window and loft access.

Bedroom One: 13'4" 4.06m into alcove x 10'6" 3.20m
UPVC window and radiator.

Bedroom Two: 10'10" 3.30m x 8'10" 2.69m
UPVC window, storage and radiator.

Bedroom Three: 9'7" 2.92m x 8'0" 2.44m
UPVC window and radiator.

Bathroom wc:
Two UPVC windows, bath with rainfall shower, low level wc, pedestal wash hand basin, fully tiled and heated towel rail.

Externally:
There is a large garden to the rear laid to lawn with decking. To the front there is a driveway providing off street parking.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: FIBRE
Mobile Signal Coverage Blackspot: NO
Parking: DRIVEWAY

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: D

RY0006021.VS.EW.05.04.2024.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	55 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

