



## Charlie Street Greenside

- Mid Terrace House
- Two Bedrooms
- Ground Floor Bathroom
- Front Garden & Rear Yard
- No Onward Chain

**OIEO £ 120,000**



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ROOK  
MATTHEWS  
SAYER

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# 24 Charlie Street

## Greenside, NE40 4AQ

WELCOME TO THIS CHARMING TERRACED PROPERTY THAT IS NOW AVAILABLE FOR SALE! IT'S IN IMMACULATE CONDITION, A TESTAMENT TO THE LOVE AND CARE THE CURRENT OWNERS HAVE POURED INTO IT. THIS HOME OFFERS A WARM AND WELCOMING ATMOSPHERE, MAKING IT A DELIGHTFUL FIRST-TIME PURCHASE.

THE HOUSE FEATURES A GENEROUS RECEPTION ROOM, COMPLETE WITH LARGE WINDOWS THAT LET IN AN ABUNDANCE OF NATURAL LIGHT, CREATING A BRIGHT AND INVITING SPACE. THE ROOM ALSO BOASTS A LOVELY FIREPLACE, PERFECT FOR COSY EVENINGS IN, AND OFFERS A DELIGHTFUL VIEW OVER THE GARDEN.

THE KITCHEN IS A JOY TO COOK IN, WITH PLENTY OF NATURAL LIGHT STREAMING IN, MAKING THE ROOM FEEL OPEN AND AIRY. THE PROPERTY BENEFITS FROM A DOWNSTAIRS BATHROOM, ADDING A TOUCH OF CONVENIENCE TO THE LAYOUT OF THE HOME.

MOVING UPSTAIRS, YOU'LL FIND TWO BEDROOMS. BEDROOM ONE IS A COMFORTABLE DOUBLE ROOM WITH BUILT-IN WARDROBES, OFFERING AMPLE STORAGE SPACE AND THE SECOND ROOM IS A GOOD SIZED SINGLE ROOM, IDEAL AS A NURSERY OR OFFICE.

THE PROPERTY HAS A SOUTH-FACING GARDEN, PERFECT FOR ENJOYING THOSE LOVELY SUNNY DAYS. RARELY THE PROPERTY FROM THE FRONT IS NOT OVERLOOKED, ITS OVERLOOKS A COMMUNAL GREEN. THE REAR YARD OFFERS ADDITIONAL OUTDOOR SPACE AND WITH NO ONWARD CHAIN, THE MOVING PROCESS WILL BE AS SMOOTH AS POSSIBLE.

THE LOCATION IS FANTASTIC, WITH PUBLIC TRANSPORT LINKS, LOCAL AMENITIES, AND WALKING ROUTES ALL WITHIN EASY REACH. THE LOCAL SCHOOL IS RATED 'OUTSTANDING' BY OFSTED. THIS MAKES IT A CONVENIENT PLACE TO LIVE, WITH EVERYTHING YOU NEED RIGHT ON YOUR DOORSTEP.

THIS HOME IS A WONDERFUL OPPORTUNITY FOR FIRST-TIME BUYERS. IF YOU WANT TO MAKE YOUR FIRST HOME SOMETHING SPECIAL, YOU'LL LOVE WHAT THIS PROPERTY HAS TO OFFER. DON'T MISS OUT ON THIS GEM!

The accommodation:

Entrance:

UPVC door to the front and radiator.

Lounge: 16'8" 5.08m into alcove x 15'1" 4.59m

UPVC window, fire with surround, storage and radiator.

Kitchen: 11'10" 3.61m x 9'9" 2.97m

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

Utility Room:

Plumbed for washing machine and storage.

Bathroom:

UPVC window, bath with shower over, low level wc, wash hand basin, full tiled and heated towel rail.

First Floor Landing:

UPVC window.

Bedroom One: 15'2" 4.62m x 8'8" 2.64m

UPVC window and two radiators.

Bedroom Two: 12'3" x 373m max x 11'11" 3.63m max L Shaped

UPVC window and radiator.

Externally:

There is a garden to the front and a yard to the rear.

### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: CABLE

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: A

EPC RATING: D

RY00006341.VS.EW.02.06.2025.V.2.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 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

