



## Dodsworth North Greenside

- Mid Terrace House
- Three Bedrooms
- Kitchen Diner
- Front Garden
- Rear Yard

**£ 140,000**



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# 3 Dodsworth North

Greenside, NE40 4RJ

PRESENTING THIS IMMACULATE TERRACED HOUSE NOW AVAILABLE FOR SALE, IDEALLY SUITED FOR FIRST-TIME BUYERS AND SMALL FAMILIES. THIS PROPERTY, SITUATED IN A LOCATION WITH EXCELLENT PUBLIC TRANSPORT LINKS, PROXIMITY TO NEARBY SCHOOLS, AND LOCAL AMENITIES, OFFERS THE PERFECT BLEND OF COMFORT AND CONVENIENCE.

THE PROPERTY BOASTS A WELL-PROPORTIONED LAYOUT WITH THREE BEDROOMS, ONE BATHROOM, A RECEPTION ROOM, AND A KITCHEN WITH DINING SPACE. THE FIRST BEDROOM IS A SPACIOUS DOUBLE, PROVIDING AMPLE SPACE FOR A COMFORTABLE LIVING ENVIRONMENT. THE REMAINING TWO BEDROOMS ARE SINGLE ROOMS, IDEAL FOR CHILDREN'S BEDROOMS A HOME OFFICE OR DRESSING ROOM.

THE BATHROOM HAS BEEN RECENTLY UPDATED, BLENDING FUNCTIONALITY AND STYLE TO PROVIDE A SERENE, PERSONAL SPACE FOR RELAXATION.

THE HEART OF THE HOUSE IS THE EXTENDED KITCHEN, COMPLETE WITH DINING SPACE. THIS WELL-LIT AREA PROVIDES AN INVITING ENVIRONMENT FOR FAMILY MEALS AND ENTERTAINING GUESTS.

THE PROPERTY'S RECEPTION ROOM IS A UNIQUE FEATURE OF ITS OWN. IT IS EXTENDED, PROVIDING ADDITIONAL SPACE FOR RELAXATION OR ENTERTAINMENT. IT ALSO FEATURES A MEDIA WALL WITH A FIREPLACE, ADDING A COSY TOUCH TO THE ROOM.

THE EXTERIOR OF THE PROPERTY INCLUDES A REAR YARD, PROVIDING AN EXCELLENT SPACE FOR OUTDOOR ACTIVITIES AND ON-STREET PARKING IS AVAILABLE FOR YOUR CONVENIENCE.

IN CONCLUSION, THIS HOUSE, WITH ITS IMMACULATE CONDITION AND PRIME LOCATION, IS A FANTASTIC OPPORTUNITY FOR THOSE LOOKING TO STEP ONTO THE PROPERTY LADDER OR FOR SMALL FAMILIES SEEKING A COMFORTABLE, CONVENIENT PLACE TO CALL HOME

#### Entrance:

Composite door to the front, internal door leading to;

#### Hallway:

Stairs to first floor landing and radiator.

Lounge: 18'3" 5.56m x 11'6" 3.51m

UPVC window, media wall, inset space for TV, under stairs storage and double radiator

Kitchen Diner: 16'7" 5.05m x 15'6" 4.72m L Shaped

Two UPVC windows, UPVC external door, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink and drainer, integrated electric oven and hob, extractor fan, plumbed for washing machine and dishwasher, double radiator.

#### First Floor Landing:

Bedroom One: 13'8" 4.17m into alcove x 11'11" 3.63m

To UPVC windows, fitted wardrobes, built in storage and double radiator.

Bedroom Two: 8'1" 2.46m x 7'6" 2.29m

UPVC window and double radiator.

Bedroom Three: 12'2" 3.71m x 6'6" 1.98m

UPVC window and double radiator.

#### Bathroom:

Bath, shower cubicle, vanity was hand basin, low level wc, clad ceiling, fully tiled, heated towel rail 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: FIBRE

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: D

EPC RATING: B

RY00007083.VS.EW.25.06.2025.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 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

