

## **Rockwood Hill Estate**

Greenside

- Semi Detached House
- Three Bedrooms
- Kitchen Diner
- Driveway
- Rear Garden

£ 175,000 OIEO







## 50 Rockwood Hill Estate

Greenside, NE40 4BQ

Presented to the market in good condition, this well-proportioned semi-detached house offers an excellent opportunity for first time buyers and families seeking a comfortable home in a sought after location. The property benefits from convenient access to nearby schools, local amenities, and green spaces, making it an ideal choice for those looking for a well-connected lifestyle.

Upon entering, you are welcomed by a bright reception room enhanced by large windows, creating an inviting space for relaxation or entertaining guests. The house features a single, well-equipped kitchen, designed with a practical dining space and stylish French doors that open onto the garden. This layout provides a seamless transition to the outdoors, ideal for al fresco dining and gatherings in the warmer

Upstairs, the property offers three bedrooms: two doubles and one single. One of the doubles benefits from useful storage solutions, ensuring that space is maximised. The accommodation is supported by two bathrooms. The main bathroom is fitted with a shower over the bath, offering flexibility for family needs, while a convenient downstairs shower room adds further practicality.

Externally, the property boasts a large garden with a decking area, perfect for relaxation or play, and off street parking, catering to modern family living. This property is situated in a friendly neighbourhood with easy access to everything you need, making it a practical and attractive option for those looking to move into an established community. Viewings are highly recommended to fully appreciate the potential this home has to offer.

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.

UPVC door to the front, UPVC door to the garden, fitted with a range of matching wall and base units with work surfaces, 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.

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

PRIMARY SERVICES SUPPLY

Electricity: MAINS Water: MAINS Sewerage: MAINS Heating: MAINS

Broadband: "CABLE / FIBRE / ADSL / SATELLITE"

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

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** 

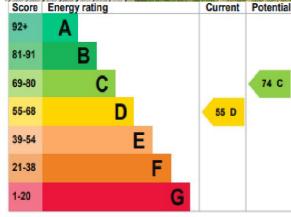
EPC RATING: D

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we

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