



Rockwood Hill Estate Greenside

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

£ 175,000 OIEO



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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 months.

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.

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, plumbed for washing machine, boiler cupboard and radiator.

Shower Room:

UPVC window, walk in shower, low level wc, vanity wash hand basin and clad 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 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.

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

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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.

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