



## Landscape Terrace

### Greenside

- Mid Terrace House
- Two Bedrooms
- Front Garden
- Rear Yard
- No Onward Chain

**£ 85,000**



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ROOK  
MATTHEWS  
SAYER

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# 6 Landscape Terrace

Greenside, NE40 4RX

ON THE MARKET FOR SALE, WE HAVE A TERRACED HOUSE THAT OFFERS AN ARRAY OF POTENTIAL. THIS PROPERTY IS IN NEED OF MODERNISING, MAKING IT AN EXCELLENT PROJECT FOR FIRST-TIME BUYERS OR INVESTORS LOOKING TO PUT THEIR STAMP ON A HOME.

THE INTERIOR COMPRISES TWO SUBSTANTIAL DOUBLE BEDROOMS, BOTH OFFERING AMPLE SPACE FOR FURNISHINGS. THERE ARE TWO BATHROOMS IN THE PROPERTY, ONE OF WHICH IS A CONVENIENT DOWNSTAIRS BATHROOM, WHILE THE OTHER IS A SHOWER ROOM LOCATED CONVENIENTLY CLOSE TO THE BEDROOMS. THE HOUSE FEATURES A SINGLE RECEPTION ROOM, ADORNED WITH LARGE WINDOWS THAT INVITE NATURAL LIGHT TO FLOOD THE ROOM, CREATING AN AIRY AND WELCOMING ATMOSPHERE. THE PROPERTY ALSO HOUSES A KITCHEN WITH A DINING SPACE, PERFECT FOR THOSE WHO LOVE TO COOK AND ENTERTAIN.

OUTSIDE, THERE IS A REAR YARD OFFERING SOME PRIVATE OUTDOOR SPACE, IDEAL FOR THOSE SUMMER EVENINGS. ANOTHER ADVANTAGE IS THAT THE PROPERTY COMES WITH NO ONWARD CHAIN, MAKING THE PURCHASING PROCESS POTENTIALLY QUICKER AND LESS STRESSFUL. THE LOCATION OF THIS PROPERTY IS DESIRABLE WITH PUBLIC TRANSPORT LINKS NEARBY, MAKING COMMUTING A BREEZE. FOR THOSE WHO ENJOY THE OUTDOORS, VARIOUS WALKING ROUTES ARE EASILY ACCESSIBLE. THIS PROPERTY IS WAITING FOR SOMEONE TO TRANSFORM IT INTO A LOVELY HOME. WITH ITS POTENTIAL AND GREAT LOCATION, IT IS AN OPPORTUNITY NOT TO BE MISSED.

The accommodation:

Entrance:  
Composite door to the front.

Lounge: 13'11" 4.24m max x 11'9" 3.58m into alcove  
UPVC window, cupboard and radiator.

Kitchen Diner: 14'11" 4.55m max x 11'8" 3.56m max  
Two UPVC windows, UPVC door, fitted with wall and base units with work surfaces above incorporating stainless steel sink unit with drainer, plumbed for washing machine and under stairs storage.

Bathroom:  
UPVC window, bath, low level wc, wash hand basin, extractor fan and radiator.

First Floor Landing:  
UPVC window.

Bedroom One: 11'8" 3.56m max x 11'1" 3.38m  
UPVC window and radiator.

Bedroom Two: 10'9" 3.28m max x 10'5" 3.18m  
UPVC window and radiator.

Bathroom:  
Shower cubicle, low level wc, pedestal wash hand basin, extractor fan, half clad and extractor fan.

Externally:  
There is a front garden and a rear yard.

## PRIMARY SERVICES SUPPLY

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS  
Broadband: UNKNOWN  
Mobile Signal Coverage Blackspot: NO  
Parking: STREET

## 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

RY00007143.VS.EW.05.06.2025.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 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

