



Rockwood Hill Estate | Greenside | NE40 4BQ

**£160,000**



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**SEMI DETACHED HOUSE**

**TWO BEDROOMS**

**KITCHEN DINER**

**POTENTIAL TO CONVERT**

**DOUBLE DRIVEWAY**

**ENCLOSED REAR GARDEN**

**POPULAR LOCATION**

**VIEWING ADVISED**

**RMS** | Rook  
Matthews  
Sayer

THIS TWO-BEDROOM SEMI-DETACHED HOUSE IS FOR SALE IN GREENSIDE, RYTON, OFFERING AN IMMACULATE INTERIOR AND PRACTICAL LAYOUT SUITED TO FIRST-TIME BUYERS AND FAMILIES. THE GROUND FLOOR FEATURES A RECEPTION ROOM WITH LARGE WINDOWS AND A FIREPLACE, CREATING A BRIGHT FOCAL SPACE, LEADING THROUGH TO A KITCHEN WITH DINING SPACE AND AN ADJOINING UTILITY ROOM FOR ADDITIONAL CONVENIENCE AND STORAGE.

BOTH BEDROOMS ARE DOUBLES AND INCLUDE BUILT-IN WARDROBES, PROVIDING USEFUL INTEGRATED STORAGE. THE FULLY TILED BATHROOM INCLUDES A SHOWER OVER THE BATH. THE PROPERTY BENEFITS FROM LOTS OF STORAGE THROUGHOUT. EXTERNALLY, THERE IS A DOUBLE DRIVEWAY TO THE FRONT AND A LARGE REAR GARDEN, OFFERING OUTDOOR SPACE WITH SCOPE FOR VARIOUS USES. THERE IS ALSO POTENTIAL TO CONVERT THE PROPERTY TO THREE BEDROOMS, SUBJECT TO APPROPRIATE CONSENTS.

GREENSIDE IS WELL PLACED FOR ACCESS TO LOCAL AMENITIES IN THE VILLAGE AND NEARBY RYTON, INCLUDING EVERYDAY SHOPS, CAFÉS AND SERVICES. SEVERAL PRIMARY AND SECONDARY SCHOOLS IN THE WIDER RYTON AREA MAKE THIS LOCATION SUITABLE FOR FAMILIES SEEKING ACCESS TO EDUCATION.

PUBLIC TRANSPORT LINKS ARE AVAILABLE VIA BUS SERVICES CONNECTING GREENSIDE WITH RYTON, BLAYDON AND NEWCASTLE UPON TYNE. BLAYDON RAILWAY STATION, AROUND A 10-15 MINUTE DRIVE AWAY, PROVIDES SERVICES TOWARDS NEWCASTLE AND HEXHAM, GIVING FURTHER ACCESS ACROSS TYNESIDE AND INTO NORTHUMBERLAND. ROAD CONNECTIONS VIA THE A1 AND A69 OFFER REASONABLE COMMUTING OPTIONS TO NEWCASTLE CITY CENTRE AND SURROUNDING EMPLOYMENT HUBS. LOCAL PARKS AND OPEN GREEN SPACES AROUND RYTON AND THE TYNE VALLEY PROVIDE OPPORTUNITIES FOR WALKING AND RECREATION.

#### The accommodation:

##### Entrance:

Composite door to the front, UPVC window and radiator.

##### Hallway:

Understairs storage, solid wood flooring and radiator.

Lounge: 13'2" 4.01m into alcove x 11'11" 3.63m

UPVC window to the front, electric fire, solid wood flooring and radiator.

Kitchen Diner: 18'7" 5.66m x 8'10" 2.69m

Two UPVC windows, fitted with a range of matching wall and base units with work surfaces above incorporating sink unit with drainer, integrated electric hob and oven, plumbed for washing machine, dining space, tiled floor and radiator.

##### Utility Room:

UPVC window, UPVC door to the front and rear, two storage cupboards and plumbed for washing machine.

**First Floor Landing:**  
UPVC window, storage and radiator.

**Bedroom One:** 15'3" 4.65m x 11'7" 3.53m  
Two UPVC windows, storage and radiator.

**Bedroom Two:** 10'9" 3.28m x 8'10" 2.69m  
UPVC window, storage and radiator.

**Bathroom wc:**  
Two UPVC windows, bath with shower, low level wc, wash hand basin, fully tiled and heated towel rail.

**Externally:**  
There is a double driveway to the front and a large enclosed rear garden.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE TO PREMISES

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

#### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any. The North East region is famous for its rich mining heritage. We have been advised that the property is known to be at risk from mining activities in the locality, therefore please speak with your conveyancer for further information.

#### 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: B

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**EPC GRAPH WILL GO  
HERE**



**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 interest 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

**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.

