



Dodsworth North | Greenside | NE40 4RJ

**OIEO £125,000**



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**SPACIOUS MID TERRACE**

**BRIGHT LIVING ROOM**

**DINING KITCHEN**

**TWO DOUBLE BEDROOMS**

**FRONT PAVED GARDEN**

**REAR YARD**

**POPULAR LOCATION**

**VIEWING ADVISED**

**RMS** | Rook  
Matthews  
Sayer

THIS TWO-BEDROOM TERRACED HOUSE IS FOR SALE IN GREENSIDE, RYTON, AND IS PRESENTED IN GOOD CONDITION. IT IS PARTICULARLY SUITED TO FIRST-TIME BUYERS SEEKING A HOME WITH PRACTICAL INTERNAL SPACE AND OUTDOOR AREAS.

THE GROUND FLOOR INCLUDES A RECEPTION ROOM WITH LARGE WINDOWS AND A FIREPLACE, CREATING A CENTRAL LIVING AREA WITH NATURAL LIGHT. THE KITCHEN OFFERS DINING SPACE, PROVIDING AN AREA FOR EVERYDAY MEALS AND INFORMAL ENTERTAINING. UPSTAIRS, THERE ARE TWO DOUBLE BEDROOMS, ONE OF WHICH BENEFITS FROM A WALK-IN WARDROBE, OFFERING USEFUL STORAGE. THE BATHROOM INCLUDES A SHOWER OVER BATH. OUTSIDE, THERE IS A FRONT GARDEN AND A REAR YARD, ADDING PRIVATE OUTDOOR SPACE.

GREENSIDE IS A VILLAGE SETTING WITHIN THE RYTON AREA, OFFERING LOCAL AMENITIES SUCH AS CONVENIENCE SHOPS, CAFÉS AND PRIMARY SCHOOLS WITHIN A SHORT DISTANCE. NEARBY OPEN SPACES AND COUNTRYSIDE WALKS AROUND RYTON AND THE TYNE VALLEY PROVIDE OPPORTUNITIES FOR LEISURE AND RECREATION.

PUBLIC TRANSPORT LINKS ARE AVAILABLE VIA LOCAL BUS SERVICES CONNECTING GREENSIDE WITH RYTON, BLAYDON AND NEWCASTLE UPON TYNE. BLAYDON RAILWAY STATION, TYPICALLY AROUND A 10-15 MINUTE DRIVE AWAY, OFFERS SERVICES TOWARDS NEWCASTLE AND HEXHAM, WITH JOURNEY TIMES TO NEWCASTLE CENTRAL STATION OFTEN AROUND 10 MINUTES. ROAD CONNECTIONS VIA THE A695 AND A1 GIVE ACCESS TO WIDER TYNESIDE AND BEYOND.

THIS PROPERTY COMBINES TWO DOUBLE BEDROOMS, A RECEPTION ROOM, DINING KITCHEN AND OUTDOOR SPACE IN A VILLAGE LOCATION WITH ACCESS TO LOCAL AMENITIES AND TRANSPORT LINKS.

The accommodation:

Entrance:  
Composite door to the front.

Lounge: 16'7" 5.05m max x 14'0" 4.27m  
UPVC window, gas fire with surround and radiator.

Kitchen: 16'7" 5.05m x 8'2" 2.48m  
Fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit with drainer, integrated gas hob, electric oven with extractor hood, plumbed for washing machine, dining space and radiator.

Rear Porch:  
UPVC window and UPVC door.

First Floor Landing:  
Loft access and radiator.

Bedroom One: 13'2" 4.01m max x 11'11" 3.63m  
UPVC window, built in storage and radiator.

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

Bathroom wc:  
UPVC window, bath with shower, low elvel wc, vanity wash hand basin, fully clad and heated towel rail.

Externally:  
There is a garden to the front and a yard to the rear which could be used for off street parking.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS  
Broadband: FIBRE  
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.

#### 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		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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**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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