



Fox Dene View | Greenside | NE40 4LS

OIEO £190,000



POPULAR DEVELOPMENT

IMMACULATELY PRESENTED

OPEN PLAN LIVING

REAR GARDEN

THREE EN SUITES

ALLOCATED PARKING

LOCAL TRANSPORT LINKS

VIEWING ADVISED

RMS | Rook
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THIS THREE-BEDROOM TOWN HOUSE IS FOR SALE IN GREENSIDE, RYTON, OFFERING ACCOMMODATION ARRANGED OVER MULTIPLE LEVELS WITH AN OPEN-PLAN LAYOUT TO THE GROUND FLOOR. THE PROPERTY INCLUDES AN OPEN-PLAN RECEPTION ROOM WITH DIRECT ACCESS TO A LOW-MAINTENANCE REAR GARDEN, PROVIDING A PRACTICAL SPACE FOR EVERYDAY LIVING AND OUTDOOR USE.

THE OPEN-PLAN KITCHEN FEATURES A BREAKFAST AREA AND INTEGRATED APPLIANCES, CREATING A CENTRAL HUB FOR COOKING AND DINING. THERE IS ALSO A DOWNSTAIRS WC AND ALLOCATED PARKING.

THE PROPERTY OFFERS THREE BEDROOMS. TWO DOUBLE BEDROOMS INCLUDE EN-SUITE FACILITIES AND BUILT-IN WARDROBES, WHILE THE THIRD IS A SINGLE BEDROOM WITH AN EN-SUITE, OFFERING FLEXIBILITY FOR USE AS A BEDROOM, STUDY, OR GUEST ROOM.

GREENSIDE IS WELL PLACED FOR LOCAL AMENITIES IN RYTON AND NEARBY VILLAGES, INCLUDING LOCAL SHOPS, CAFÉS AND EVERYDAY SERVICES. FAMILIES WILL FIND A CHOICE OF PRIMARY AND SECONDARY SCHOOLS IN THE WIDER RYTON AND GATESHEAD AREA, ACCESSIBLE BY CAR OR LOCAL BUS SERVICES.

PUBLIC TRANSPORT LINKS CONNECT GREENSIDE TO NEWCASTLE AND SURROUNDING TOWNS VIA REGULAR BUS ROUTES RUNNING THROUGH RYTON AND ALONG THE A695 CORRIDOR. RAIL CONNECTIONS FROM NEARBY BLAYDON AND WYLAM STATIONS PROVIDE SERVICES TO NEWCASTLE IN AROUND 10-15 MINUTES, WITH ONWARD LINKS ACROSS THE REGION, INCLUDING SUNDERLAND AND HEXHAM. ROAD ACCESS TO THE A1 AND A69 OFFERS CONVENIENT ROUTES FOR COMMUTING.

LOCAL GREEN SPACES AND COUNTRYSIDE WALKS AROUND GREENSIDE AND ALONG THE RIVER TYNE ARE WITHIN EASY DRIVING DISTANCE, PROVIDING OUTDOOR LEISURE OPTIONS CLOSE TO THE PROPERTY.

The accommodation:

Entrance:
Wooden door to the front and radiator.

WC:
Low level wc, wash hand basin and radiator.

Kitchen: 11'5" 3.48m x 8'2" 2.48m
UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating sink with drainer, tiled splash backs, integrated electric oven, integrated gas hob with extractor hood, integrated dishwasher, fridge freezer, washing machine and dryer, Breakfast bar and open plan to;

Lounge: 14'11" 4.55m x 12'5" 3.78m
UPVC window, UPVC French doors, under stairs storage and two radiators.

First Floor Landing:
UPVC window and radiator.

Bedroom Two: 10'8" 3.25m x 8'10" 2.69m
Two UPVC windows, two fitted wardrobes and radiator.

En Suite:
Shower, low level wc, wash hand basin, part tiled and radiator.

Bedroom Three: 10'4" 3.15m x 7'5" 2.26m
UPVC window and radiator.

En Suite:
Shower, low level wc, wash hand basin, part tiled and radiator.

Second Floor Landing:

Bedroom One: 11'4" 3.45m x 11'4" 3.45m into alcove
Two UPVC windows, built in wardrobes and two radiators.

Bathroom:
Bath, low level wc, wash hand basin, part tiled and radiator.

Externally:
There is a low maintenance rear garden and allocated parking.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE TO PREMISES

Mobile Signal Coverage Blackspot: No

Parking: ALLOCATED PARKING

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.

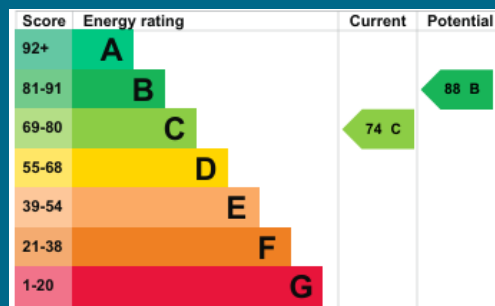
TENURE

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: C

EPC RATING: C

RY00007484.VS.EW.07.05.2026.V.1.



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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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