



Old School House | Greenside | NE40 4RF

**OIEO £100,000**



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**NO ONWARD CHAIN**

**END TERRACE**

**SEMI RURAL**

**LOCAL AMENITIES**

**LOFT SPACE**

**FRONT GARDEN**

**REAR YARD**

**FREEHOLD**

**RMS** | Rook  
Matthews  
Sayer

THIS TWO-BEDROOM END OF TERRACE PROPERTY IN GREENSIDE, RYTON IS OFFERED FOR SALE, AND MAY SUIT FIRST TIME BUYERS OR INVESTORS. THE HOUSE IS PRESENTED IN GOOD CONDITION AND BENEFITS FROM BOTH A YARD AND A GARDEN, PROVIDING OUTDOOR SPACE FOR SEATING AND STORAGE.

ON THE GROUND FLOOR, THERE IS ONE RECEPTION ROOM FEATURING A WALL MOUNTED ELECTRIC FIRE, OFFERING A DEFINED LIVING AREA. THE KITCHEN INCLUDES WOOD COUNTERTOPS AND BENEFITS FROM NATURAL LIGHT, CREATING A PRACTICAL SPACE FOR DAY-TO-DAY COOKING AND DINING. THE BATHROOM IS FITTED WITH A SHOWER OVER BATH.

UPSTAIRS, THERE IS ONE DOUBLE BEDROOM WITH LOFT ACCESS, PROVIDING POTENTIAL FOR ADDITIONAL STORAGE. THE SECOND BEDROOM IS A SINGLE, SUITABLE FOR A CHILD'S ROOM, GUEST ROOM OR STUDY.

GREENSIDE IS A VILLAGE WITHIN THE RYTON AREA, WITH LOCAL AMENITIES INCLUDING SMALL SHOPS AND SERVICES AVAILABLE NEARBY. A WIDER RANGE OF FACILITIES CAN BE FOUND IN RYTON AND ALONG THE LOCAL HIGH STREETS IN THE SURROUNDING AREA.

PUBLIC TRANSPORT LINKS SERVE GREENSIDE, WITH BUSES PROVIDING ACCESS TOWARDS NEWCASTLE UPON TYNE AND SURROUNDING TOWNS. NEARBY TRAIN SERVICES FROM STATIONS SUCH AS BLAYDON OFFER ROUTES TO NEWCASTLE AND CARLISLE, WITH TYPICAL JOURNEY TIMES TO NEWCASTLE CITY CENTRE IN AROUND 10-15 MINUTES BY TRAIN FROM BLAYDON, PLUS LOCAL TRAVEL TO THE STATION.

LOCAL SCHOOLS, PARKS AND FURTHER AMENITIES ARE ACCESSIBLE IN RYTON AND NEIGHBOURING COMMUNITIES, MAKING THIS END OF TERRACE PROPERTY A PRACTICAL OPTION WITHIN AN ESTABLISHED RESIDENTIAL AREA. THE PROPERTY IS OFFERED WITH NO ONWARD CHAIN.

The accommodation:

Lounge: 14'0" 4.27m x 13'0" 3.96m max  
UPVC window, wall mounted electric fire, radiator and stairs to first floor landing.

Kitchen: 12'0" 3.91m x 5'4" 1.62m  
UPVC window, UPVC door, fitted with a range of matching wall and base units with wood work surfaces above incorporating sink with drainer, integrated electric hob and oven.

First Floor Landing:

Bedroom One: 12'10" 3.91m max x 10'0" 3.05m  
UPVC window, loft access and radiator.

Bedroom Two: 9'7" 2.92m x 7'8" 2.33m  
UPVC window, exposed brick wall and radiator.

Bathroom:  
UPVC window, bath with shower, low level wc, wash hand basin and heated towel rail.

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

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: CABLE

Mobile Signal Coverage Blackspot: No

Parking: STREET 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.

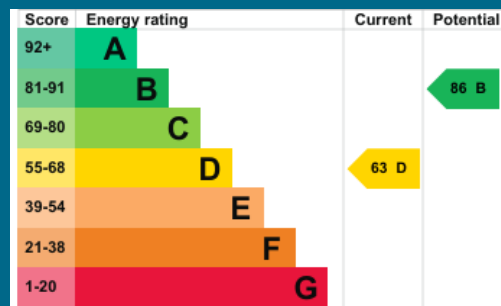
## TENURE

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: A**

**EPC RATING: D**

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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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