



John Avenue | Greenside | NE40 4RT

**Offers Over £150,000**



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**SEMI DETACHED HOUSE**

**THREE BEDROOMS**

**NO ONWARD CHAIN**

**TWO RECEPTION ROOMS**

**UTILITY ROOM**

**DRIVEWAY**

**STUNNING VIEWS**

**VIEWING ADVISED**

**RMS** | Rook  
Matthews  
Sayer

THIS THREE-BEDROOM SEMI-DETACHED HOUSE IS FOR SALE IN THE POPULAR VILLAGE OF GREENSIDE, NEAR RYTON, OFFERING A PRACTICAL LAYOUT SUITED TO FIRST-TIME BUYERS AND FAMILIES. THE PROPERTY IS PRESENTED IN GOOD CONDITION AND INCLUDES TWO RECEPTION ROOMS, PROVIDING FLEXIBLE LIVING AND DINING SPACE. A SEPARATE KITCHEN WITH DINING AREA CREATES A CENTRAL HUB FOR EVERYDAY MEALS, WHILE A USEFUL UTILITY ROOM OFFERS ADDITIONAL STORAGE AND APPLIANCE SPACE. THE HOUSE BENEFITS FROM STUNNING VIEWS, ADDING TO ITS APPEAL, AND A DRIVEWAY PROVIDES CONVENIENT OFF-STREET PARKING. THERE IS NO ONWARD CHAIN.

GREENSIDE OFFERS A VILLAGE SETTING WITH ACCESS TO LOCAL AMENITIES IN NEARBY RYTON, INCLUDING SHOPS, CAFÉS AND EVERYDAY SERVICES ALONG FRONT STREET. FAMILIES ARE WELL SERVED BY LOCAL PRIMARY AND SECONDARY SCHOOLS IN THE WIDER RYTON AND BLAYDON AREA.

FOR TRANSPORT, BLAYDON RAILWAY STATION IS APPROXIMATELY A 10-15 MINUTE DRIVE AWAY, PROVIDING SERVICES TOWARDS NEWCASTLE IN AROUND 10 MINUTES AND HEXHAM IN APPROXIMATELY 25-30 MINUTES, OFFERING LINKS FOR COMMUTERS. ROAD CONNECTIONS VIA THE A695 AND A1(M) GIVE ACCESS ACROSS TYNESIDE AND BEYOND.

LOCAL GREEN SPACES SUCH AS RYTON WILLOWS AND THE SURROUNDING TYNE VALLEY COUNTRYSIDE PROVIDE OPPORTUNITIES FOR WALKING AND OUTDOOR ACTIVITIES, WHILE NEARBY RYTON AND CRAWCROOK OFFER FURTHER COMMUNITY FACILITIES. THIS THREE-BEDROOM SEMI-DETACHED HOUSE COMBINES A PRACTICAL INTERNAL LAYOUT WITH DRIVEWAY PARKING AND ATTRACTIVE VIEWS IN A SOUGHT AFTER LOCATION.

The accommodation:

Entrance Hall:

Composite door, double glazed window to the front and side, door to;

Inner Hall:

Stairs to first floor.

Reception Room: 11'10" 3.61m x 11'9" 3.58m max

Double glaze window to the front and electric wall mounted heater.

Lounge: 14'7" 4.45m into bay x 11'2" 3.40m into alcove

Double glazed bay window to the front, electric fire and electric wall mounted heater.

Kitchen: 14'7" 4.45m x 13'9" 4.19m

Double glazed window to the rear and the side, UPVC door door to the side, fitted with a range of matching wall and base units with work surfaces above incorporating sink with drainer, electric hob, electric oven, built in microwave and plumbed for washing machine.

Utility Room: 9'3" 2.82m x 7'2" 2.18m

Double glazed window to the side and storage cupboard.

First Floor Landing:

Access to fully boarded loft with pull down ladder and electric wall mounted heater.

Bedroom One: 10'11" 3.33m x 5'6" 1.68m

Double glazed window to the front and the side, loft access and electric wall mounted heater.

Bedroom Two: 12'5" 3.78m max x 10'1" 3.07m

Two double glazed windows to the front and electric wall mounted heater.

Bedroom Three: 11'10" 3.61m x 6'6" 1.98m max

Double glazed window to the rear and electric wall mounted heater.

Shower Room:

Large shower cubicle, electric shower, pedestal wash hand basin and storage cupboard.

WC:

Push button low level wc.

Externally:

To the rear of the property there is a garden and to the front a driveway providing off street parking.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: CABLE

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: C

EPC RATING: TBC

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EPC WILL GO HERE

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Sayer



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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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