



Greenwell Terrace | Crawcrook | NE40 4PD

Offers Over £165,000



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MID TERRACE HOUSE

THREE BEDROOMS

STONE BUILT

TWO RECEPTION ROOMS

NEUTRALLY DECORATED

FRONT GARDEN

REAR PATIO YARD

VIEWING ADVISED

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THIS THREE-BEDROOM TERRACED HOUSE IS FOR SALE IN RYTON, OFFERING NEUTRALLY DECORATED ACCOMMODATION WITH CHARACTER FEATURES AND CONVENIENT ACCESS TO LOCAL AMENITIES. THE GROUND FLOOR PROVIDES TWO RECEPTION ROOMS, INCLUDING A SEPARATE LIVING ROOM WITH LARGE WINDOWS AND A FIREPLACE, COMPLEMENTED BY HIGH CEILINGS THAT ENHANCE THE SENSE OF SPACE. A FURTHER RECEPTION ROOM ALSO BENEFITS FROM GENEROUS NATURAL LIGHT, CREATING A FLEXIBLE AREA SUITABLE FOR DINING OR ADDITIONAL LIVING SPACE. THE KITCHEN ENJOYS GOOD NATURAL LIGHT AND LEADS OUT TO A PRIVATE REAR YARD WITH PATIO, PROVIDING AN ENCLOSED OUTDOOR AREA SUITABLE FOR SEATING OR LOW-MAINTENANCE PLANTING. UPSTAIRS, THE PROPERTY OFFERS A DOUBLE MASTER BEDROOM, A FURTHER DOUBLE BEDROOM AND A SINGLE BEDROOM, CATERING FOR FAMILIES, FIRST TIME BUYERS OR INVESTORS SEEKING A PRACTICAL LAYOUT. RYTON'S CENTRE OFFERS A RANGE OF LOCAL AMENITIES INCLUDING SHOPS, SERVICES AND CAFÉS. NEARBY SCHOOLS SERVE THE LOCAL COMMUNITY, MAKING THE LOCATION SUITABLE FOR THOSE WITH CHILDREN. GREEN SPACES AND RIVERSIDE WALKS ALONG THE TYNE ARE ACCESSIBLE WITHIN A SHORT DRIVE, OFFERING OPPORTUNITIES FOR LEISURE AND RECREATION. PUBLIC TRANSPORT LINKS CONNECT RYTON WITH SURROUNDING AREAS, WITH REGULAR BUS SERVICES TOWARDS NEWCASTLE UPON TYNE AND NEIGHBOURING TOWNS, PROVIDING COMMUTING OPTIONS FOR WORK OR STUDY. ROAD LINKS GIVE CONVENIENT ACCESS TO THE A1 AND WIDER REGIONAL NETWORK. THIS STONE-BUILT TERRACED HOUSE COMBINES PERIOD-STYLE FEATURES WITH A NEUTRAL INTERIOR AND AN ENCLOSED OUTDOOR SPACE, IN A LOCATION WELL PLACED FOR LOCAL FACILITIES AND TRANSPORT CONNECTIONS.

The accommodation:

Entrance:

Double glazed external door with window above and door to;

Hallway:

Stairs to first floor and radiator.

Lounge: 13'1" 3.99m into alcove x 12'9" 3.89m

Double glazed window to the front, gas fire with surround and radiator.

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

Double glazed window to the rear and radiator.

Kitchen: 13'6" 4.12m x 7'0" 2.13m

Double glazed split farmhouse UPVC door to the side, two double glazed windows to the side, fitted with a range of matching wall and base units with work surfaces above incorporating double sink with drainer, plumbed for washing machine, cupboard housing boiler and radiator.

Split Level Landing:

Storage cupboard and radiator.

Bedroom One: 12'8" 3.86m x 10'3" 3.12m into alcove

Double glazed window to the front and radiator.

Bedroom Two: 12'3" 3.73m x 9'1" 2.77m into alcove

Double glazed window fitted wardrobes and radiator.

Bedroom Three: 10'5" 3.18m max x 6'2" 1.88m

Double glazed window to the front, fitted wardrobes and radiator.

Bathroom: 6'8" 2.03m max x 6'8" 2.03m

Double glazed window to the rear and the side, panelled bath with shower over, low level push button wc, pedestal wash hand basin, storage cupboard and radiator.

Externally:

There is a garden to the front and to the rear a patio yard with access to the rear land.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE TO PREMISES

Mobile Signal Coverage Blackspot: No

Parking: ON STREET

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

Agents Note:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

COUNCIL TAX BAND: B

EPC RATING: B

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	87 B
69-80	C		
55-68	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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