



Dodsworth North | Greenside | NE40 4RJ

Offers Over £100,000



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MID TERRACE HOUSE

TWO DOUBLE BEDROOMS

LARGE RECEPTION ROOM

KITCHEN DINER

UTILITY ROOM

NO ONWARD CHAIN

ENCLOSED REAR YARD

FRONT GARDEN

RMS | Rook
Matthews
Sayer

A BRILLIANT, NEUTRALLY DECORATED TWO-BEDROOM TERRACED HOUSE IS OFFERED FOR SALE IN THE HEART OF GREENSIDE, RYTON, OFFERING WELL-PROPORTIONED ROOMS AND PRACTICAL OUTDOOR SPACE.

THE GROUND FLOOR FEATURES A LARGE FRONT RECEPTION ROOM WITH LAMINATE FLOORING, NEUTRAL WALLS AND A FOCAL FIREPLACE, CREATING A BRIGHT AND FLEXIBLE LIVING AREA. TO THE REAR IS A GOOD-SIZED KITCHEN DINER FITTED WITH AMPLE CABINETRY, WORKTOP SPACE AND AN INTEGRATED OVEN, WITH ROOM FOR A DINING TABLE. OFF THE KITCHEN IS A USEFUL UTILITY ROOM PROVIDING ADDITIONAL STORAGE AND APPLIANCE SPACE.

UPSTAIRS ARE TWO DOUBLE BEDROOMS, BOTH WITH NEUTRAL DÉCOR AND GENEROUS FLOOR SPACE, SUITABLE FOR WARDROBES AND OTHER BEDROOM FURNITURE. THE BATHROOM INCLUDES A WHITE SUITE WITH SHOWER OVER BATH AND TILED SURROUNDS.

OUTSIDE, THE HOUSE BENEFITS FROM A SMALL FRONT GARDEN SETTING IT BACK FROM THE PAVEMENT, AND AN ENCLOSED REAR YARD OFFERING A LOW-MAINTENANCE SPACE FOR BINS, STORAGE OR SEATING.

GREENSIDE IS A POPULAR VILLAGE ON THE EDGE OF RYTON, WITH LOCAL SHOPS, CAFÉS AND EVERYDAY AMENITIES AVAILABLE ON FRONT STREET IN RYTON, A SHORT DRIVE OR BUS RIDE AWAY. THE AREA IS SERVED BY SEVERAL PRIMARY AND SECONDARY SCHOOLS WITHIN THE WIDER RYTON AND BLAYDON CATCHMENT. FOR COMMUTERS, BLAYDON RAILWAY STATION IS AROUND 10-15 MINUTES' DRIVE, PROVIDING SERVICES TOWARDS NEWCASTLE AND HEXHAM, WITH NEWCASTLE JOURNEY TIMES TYPICALLY AROUND 10 MINUTES. ROAD LINKS VIA THE A695 AND A1 GIVE CONVENIENT ACCESS ACROSS TYNESIDE AND INTO THE TYNE VALLEY, WHILE NEARBY COUNTRYSIDE AND RIVERSIDE WALKS OFFER ATTRACTIVE LEISURE OPTIONS.

The accommodation:

Entrance Hall:
Stairs to first floor and radiator.

Lounge: 13'11" 4.24m x 13'2" 4.01m into alcove
Double glazed UPVC window to the front, coving to ceiling, gas fire with surround, radiator and door to;

Kitchen Diner: 16'7" 5.05m x 8'1" 2.46m
Double glazed UPVC window to the rear, fitted with a range of matching wall and base units with work surfaces above incorporating sink with drainer, gas hob, electric oven, extractor hood, plumbed for washing machine, coving to ceiling, radiator and door to;

Utility Room:
Double glazed UPVC door to the rear and wooden glazed door to the yard.

First Floor Landing:
Loft access.

Bedroom One: 13'2" 4.01m max x 11'10" 3.61m
Double glazed UPVC window to the front, fitted wardrobes and radiator.

Bedroom Two: 10'10" 3.30m x 9'11" 3.02m
Double glazed UPVC window to the rear and radiator.

Bathroom: 7'7" 2.31m x 6'4" 1.93m
Double glazed UPVC window to the rear, paneled bath, wc, pedestal wash hand basin, storage cupboard and extractor fan.

Externally:
There is garden to the front and to the rear an enclosed fenced yard with gated access to the back lane.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: FIBRE TO CABINET
Mobile Signal Coverage Blackspot: No
Parking: 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: A

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in

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.



T: 0191 4131313

ryton@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer