



Frank Street | Greenside | NE40 4AG

£120,000



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IMMACULATE HOUSE

END TERRACE

RECENT REFURB

TWO DOUBLE BEDROOMS

NO CHAIN

MOVE IN READY

LARGE SIDE GARDEN

REAR YARD

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WE ARE EXCITED TO OFFER FOR SALE THIS RECENTLY REFURBISHED TWO-BEDROOM END OF TERRACE HOUSE IN GREENSIDE, RYTON. PRESENTED IN IMMACULATE CONDITION, THIS PROPERTY OFFERS A STRAIGHTFORWARD MOVE WITH NO ONWARD CHAIN.

THE GROUND FLOOR FEATURES A RECEPTION ROOM AND A SEPARATE KITCHEN DINER, BOTH FINISHED TO A HIGH STANDARD AS PART OF THE RECENT REFURBISHMENT. UPSTAIRS ARE TWO DOUBLE BEDROOMS, PROVIDING WELL-PROPORTIONED SLEEPING ACCOMMODATION, ALONG WITH A BATHROOM.

EXTERNALLY, THE HOUSE BENEFITS FROM A LARGE SIDE GARDEN OFFERING GENEROUS OUTSIDE SPACE, AS WELL AS A FRONT GARDEN AND REAR YARD.

GREENSIDE IS A VILLAGE WITHIN THE RYTON AREA, OFFERING A LOCAL COMMUNITY FEEL WITH EVERYDAY AMENITIES AVAILABLE IN NEARBY RYTON AND CRAWCROOK, INCLUDING SHOPS, CAFÉS AND ESSENTIAL SERVICES. THE AREA IS ALSO SERVED BY A CHOICE OF PRIMARY AND SECONDARY SCHOOLS IN AND AROUND RYTON AND BLAYDON.

PUBLIC TRANSPORT LINKS ARE ACCESSIBLE VIA LOCAL BUS SERVICES RUNNING THROUGH GREENSIDE TOWARDS RYTON, BLAYDON AND NEWCASTLE. BLAYDON RAILWAY STATION, A SHORT DRIVE AWAY, PROVIDES RAIL CONNECTIONS TOWARDS NEWCASTLE AND HEXHAM, GIVING ACCESS TO WIDER REGIONAL AND NATIONAL ROUTES. THE A1 AND A69 ARE WITHIN REASONABLE DRIVING DISTANCE, SUPPORTING STRAIGHTFORWARD ROAD ACCESS TO NEWCASTLE, GATESHEAD AND THE WIDER TYNE VALLEY.

LOCAL LEISURE OPTIONS INCLUDE WALKS IN THE SURROUNDING COUNTRYSIDE AND ACCESS TO NEARBY PARKS AND RIVERSIDE PATHS ALONG THE TYNE, OFFERING OPPORTUNITIES FOR RECREATION AND COMMUTING BY CAR TO LARGER CENTRES.

THIS TWO-BEDROOM END OF TERRACE HOUSE REPRESENTS AN OPPORTUNITY TO PURCHASE A WELL-PRESENTED HOME IN GREENSIDE, RYTON, WITH OUTDOOR SPACE AND PRACTICAL ACCESS TO LOCAL FACILITIES AND TRANSPORT.

The accommodation:

Hallway:

UPVC external door, stairs to first floor, under stairs storage cupboard and radiator.

Lounge: 15'0" 4.57m x 13'2" 4.01m into alcove
Double glazed UPVC window to the front, coving to ceiling, radiator and arch to;

Kitchen Diner: 19'9" 6.02m x 5'10" 1.79m
Three double glazed window to the rear, UPVC external door to the rear yard, fitted with a range of matching wall and base units with works surfaces above incorporating sink with drainer, electric oven, gas hob, extractor hood, integrated fridge, integrated washing machine and radiator.

First Floor Landing:

Double glazed window to the rear.

Bedroom One: 10'0" 3.05m max x 9'9" 2.97m plus recess
Double glazed UPVC window to the front and radiator.

Bedroom Two: 12'0" 3.66m max x 6'3" 1.91m plus recess
Double glazed window to the front, lot access and radiator.

Bathroom wc: 6'8" 2.03m x 5'0" 1.52m
Paneled bath with shower over, low level push button wc, pedestal wash hand basin and heated towel rail.

Externally:

There is a lawned garden to the front and to the side of the property. To the rear there is a yard with a shed and gated access to the rear lane.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: NONE

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		82 B
69-80	C		
55-68	D	55 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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