Rockwood Hill Estate | Greenside | NE40 4BG

£185,000

3 1 1

SEMI DETACHED HOUSE

THREE BEDROOMS

OPEN PLAN DINER

CENTRAL ISLAND

FRENCH DOOR TO GARDEN

FAMILY BATHROOM

ENCLOSED GARDEN

VIEWING ADVISED

RMS | Rook Matthews Sayer

WHEN YOU THINK OF YOUR PERFECT KITCHEN/DINER, IMAGINE YOURSELF ENJOYING AND ENTERTAINING IN THIS THREE-BEDROOM SEMI-DETACHED HOUSE ON ROCKWOOD HILL ESTATE IN GREENSIDE, RYTON, OFFERING MODERN INTERIORS AND A CONVENIENT VILLAGE SETTING.

THE GROUND FLOOR PROVIDES A BRIGHT RECEPTION ROOM WITH FRONT ASPECT WINDOW AND CONTEMPORARY DÉCOR, OPENING THROUGH TO A SPACIOUS, REMODELLED KITCHEN/DINING SPACE. THE KITCHEN FEATURES SLEEK CABINETRY, WOODEN WORKTOPS, INTEGRATED APPLIANCES AND A CENTRAL ISLAND, WITH FRENCH DOORS LEADING DIRECTLY ONTO THE REAR GARDEN, CREATING A SOCIABLE HUB FOR EVERYDAY LIVING AND ENTERTAINING.

UPSTAIRS ARE THREE WELL-PRESENTED BEDROOMS, INCLUDING A DOUBLE BEDROOM WITH FITTED STORAGE AND TWO FURTHER BEDROOMS SUITABLE FOR CHILDREN, GUESTS OR A HOME OFFICE. THE FAMILY BATHROOM IS FINISHED IN NEUTRAL TILING WITH A WHITE FOUR-PIECE SUITE INCLUDING WALK-IN SHOWER, PROVIDING PRACTICAL FACILITIES FOR A FAMILY HOUSEHOLD.

OUTSIDE, THE PROPERTY ENJOYS AN ENCLOSED REAR GARDEN WITH PATIO AREA AND LEVEL LAWN, IDEAL FOR OUTDOOR SEATING AND PLAY.

ROCKWOOD HILL ESTATE SITS WITHIN GREENSIDE VILLAGE, CONVENIENT FOR LOCAL SHOPS, CAFÉS AND EVERYDAY AMENITIES, WITH RYTON'S FRONT STREET OFFERING A BROADER RANGE OF SERVICES, EATERIES AND SUPERMARKETS A SHORT DRIVE AWAY. POPULAR PRIMARY AND SECONDARY SCHOOLS ARE ACCESSIBLE IN GREENSIDE AND RYTON, SUPPORTING FAMILY LIFE.

PUBLIC TRANSPORT LINKS INCLUDE NEARBY BUS ROUTES TOWARDS RYTON, BLAYDON AND NEWCASTLE CITY CENTRE, WITH BUSES TO NEWCASTLE TYPICALLY TAKING AROUND 35–40 MINUTES. BLAYDON RAILWAY STATION, AROUND A 10–15 MINUTE DRIVE, OFFERS SERVICES TOWARDS NEWCASTLE AND HEXHAM, CONNECTING WITH WIDER REGIONAL AND NATIONAL RAIL LINKS.

THIS THREE-BEDROOM SEMI-DETACHED HOUSE PRESENTS A READY-TO-MOVE-INTO HOME IN A WELL-ESTABLISHED RESIDENTIAL AREA OF GREENSIDE.

The accommodation:

Hallway:
Composite external door, Double glazed UPVC window to the side, radiator and stair to first floor.

Lounge: 13'11" 4.23m x 12'2" 3.72m
Double glazed UPVC window to the front, fitted shelving and cabinetry to the alcoves and radiator.

Kitchen Diner: 20'4" 6.19m x 10'7" 3.22m
Double glazed UPVC window and French doors to the rear, fitted with a range of matching wall and base units with work surfaces above incorporating double sink with drainer, integrated electric oven, induction hob and microwave, integrated dishwasher, extractor hood, radiator, arch to lounge and door to;

Utility Room: 8'4" 2.55m x 5'1" 1.56m
UPVC door and window to the rear, corner sink, plumbed for washing machine, storage cupboard and door to;

WC:
Double glazed window to the front and wc.

First Floor Landing:
Double glazed window to the side, access to board loft via pull down ladder.

Bedroom One: 12'2" 3.70m x 9'8" 2.95m
Double glazed UPVC window to the front, fitted bespoke wardrobes with built in drawers and radiator.

Bedroom Two: 10'6" 3.20m x 10'6" 3.20m
Double glazed UPVC window to the rear, storage cupboard and radiator.

Bedroom Three: 8'6" 2.60m c 9'8" 2.95m
Double glazed UPVC window to the front, storage cupboard and radiator.

Bathroom: 8'6" 2.58m x 8'0" 2.45m
Double glazed UPVC window to the rear, bath, walk in shower with shower screen, low level push button wc, floating vanity sink unit with built in storage, fully tiled and heated towel rail.

Externally:
To the front of the property there is side access leading to the enclosed rear garden with a newly renovated patio and decked area.

PRIMARY SERVICES SUPPLY
Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: FIBRE TO CABINET
Mobile Signal Coverage Blackspot: No
Parking: OFF 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.

Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an associate of an employee of Rook Matthews Sayer.

COUNCIL TAX BAND: B
EPC RATING: C

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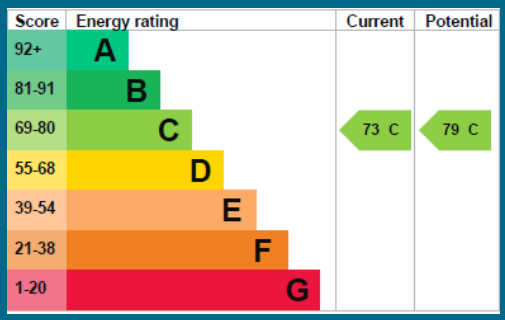

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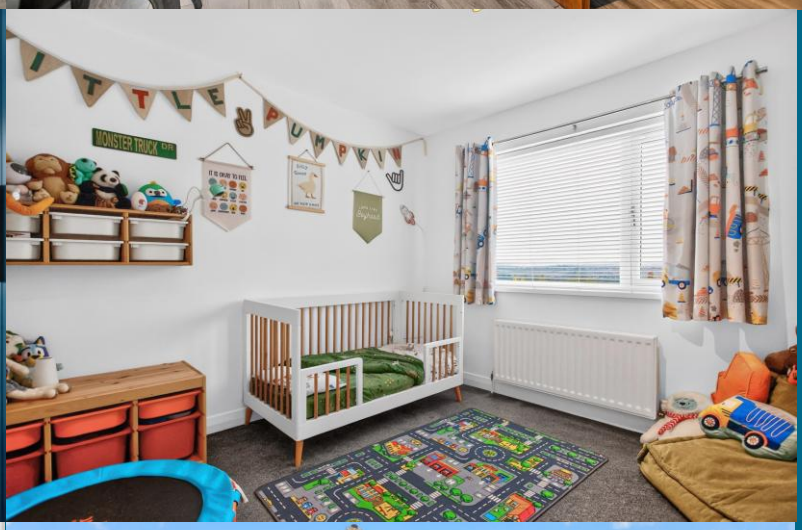

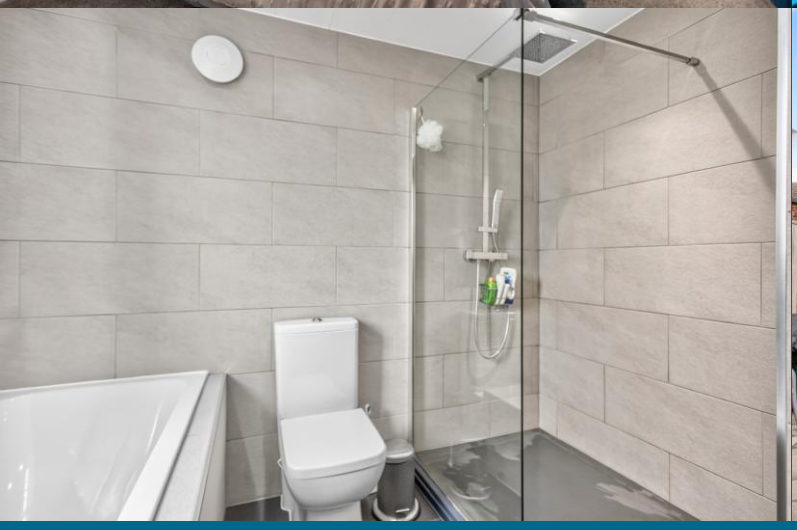

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements 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.

The Property Ombudsman

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