

Dodsworth Terrace | Greenside | NE40 4RL

£145,000

2 1 1

FANTASTIC TWO BED

BRIGHT RECEPTION

NEWLY FITTED KITCHEN

SOUTH FACING REAR YARD

TWO DOUBLE BEDROOMS

VERSATILE LOFT ROOM

MODERN BATHROOM

NO ONWARD CHAIN

RMS | Rook Matthews Sayer

A FANTASTIC FIRST TIME BUY OR INVESTMENT WITH NO ONWARD CHAIN, IN A MOVE-IN READY CONDITION - FEATURING TWO DOUBLE BEDROOMS, A SOUTHERNLY FACING ENCLOSED REAR YARD AND RECENTLY FITTED SHAKER STYLE KITCHEN - STONE BUILT TERRACED HOUSE ON A TRADITIONAL STREET IN GREENSIDE, RYTON IS READY AND WAITING TO WELCOME ITS NEW OWNER.

THE PROPERTY OFFERS A BRIGHT FRONT RECEPTION ROOM WITH NEUTRAL DÉCOR AND AN EXPOSED BRICK CHIMNEY BREAST THAT FORMS AN ATTRACTIVE FOCAL POINT. TO THE REAR IS A NEWLY FITTED SHAKER-STYLE KITCHEN IN A DEEP BLUE TONE WITH WOOD-EFFECT WORKTOPS, INTEGRATED HOB AND OVEN, AND GOOD CUPBOARD SPACE, OPENING ONTO THE SOUTH-FACING REAR YARD. THE YARD IS BLOCK-PAVED WITH PLENTY OF SPACE FOR SEATING AND GATED REAR ACCESS, PROVIDING A LOW-MAINTENANCE OUTDOOR AREA WITH EXCELLENT AFTERNOON AND EVENING SUN.

UPSTAIRS ARE TWO WELL-PRESENTED DOUBLE BEDROOMS, BOTH TASTEFULLY DECORATED AND BENEFITING FROM GOOD NATURAL LIGHT. A MODERN BATHROOM SUITE FEATURES CONTEMPORARY TILING, A SHOWER OVER THE BATH AND A WHITE SUITE. ABOVE, A USEFUL LOFT ROOM WITH ROOF WINDOW OFFERS FLEXIBLE ADDITIONAL SPACE, IDEAL AS A DRESSING ROOM, STUDY OR HOBBY AREA.

DODSWORTH TERRACE IS WELL PLACED FOR VILLAGE AMENITIES IN GREENSIDE, WITH LOCAL SHOPS, CAFÉS AND PUBS WITHIN WALKING DISTANCE. NEARBY RYTON OFFERS FURTHER FACILITIES INCLUDING SUPERMARKETS AND INDEPENDENT RETAILERS ALONG THE HIGH STREET. FAMILIES ARE SERVED BY SEVERAL PRIMARY AND SECONDARY SCHOOLS IN RYTON AND SURROUNDING VILLAGES.

PUBLIC TRANSPORT LINKS ARE CONVENIENT, WITH REGULAR BUS SERVICES FROM GREENSIDE TOWARDS RYTON, BLAYDON AND NEWCASTLE CITY CENTRE, WHERE NATIONAL RAIL LINKS ARE AVAILABLE; JOURNEY TIMES TO NEWCASTLE ARE TYPICALLY AROUND 35–40 MINUTES BY BUS. THE A1 AND A69 ARE ACCESSIBLE BY CAR FOR TRAVEL ACROSS TYNESIDE AND BEYOND.

AN EXCELLENT FIRST-TIME PURCHASE OR INVESTMENT OPPORTUNITY IN A POPULAR VILLAGE LOCATION.

The accommodation:

Hall:
UPVC external door.

Lounge: 14'9" 4.50m x 13'1" 4.00m
Double glazed UPVC window to the front, exposed brick fireplace, two radiators and door to;

Kitchen: 14'9" 4.50m x 7'3" 2.20m
Double glazed UPVC window to the rear, double glazed UPVC door to the rear, fitted with a range of matching wall and base units with work surfaces above incorporating sink with drainer, integrated electric oven, integrated gas hob, extractor hood, plumbed for washing machine, integrated fridge freezer, integrated dishwasher and radiator.

First Floor Landing:

Bathroom: 6'1" 2.10m x 5'11" 1.80m
Double glazed UPVC window to the rear, paneled bath with shower over, vanity sink unit with storage and built in push button wc and heated towel rail.

Bedroom One:
Double glazed UPVC window to the front, coving to ceiling and radiator.

Bedroom Two:
Double glazed UPVC window to the rear, coving to ceiling and radiator.

Loft Room:
Stairs to second floor, wo double glazed skylights to the rear, built in eaves storage, partially restricted height.

Externally:
There is a garden to the front and a yard to the rear.

PRIMARY SERVICES SUPPLY
Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: UNKNOWN
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: TBC

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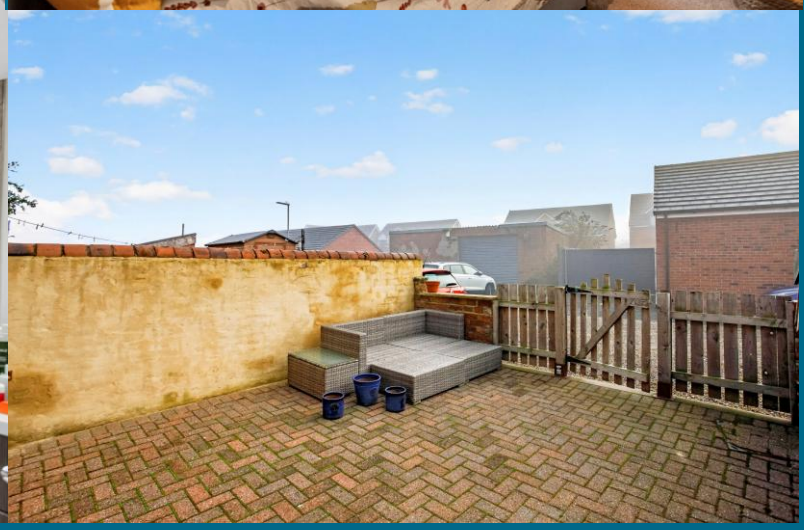
EPC WILL GO HERE

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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.

The Property Ombudsman

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