



Fox Dene View Greenside

- Mid Terrace Townhouse
- Three Bedrooms
- En Suite & Bathroom
- Garden
- No Onward Chain

£ 155,000



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18 Fox Dene View

Greenside, NE40 4LS

WELCOME TO THIS DELIGHTFUL END OF TERRACE HOUSE THAT IS CURRENTLY UP FOR SALE. IT'S IN GOOD CONDITION AND READY TO WELCOME ITS NEW OWNERS. THIS LOVELY PROPERTY FEATURES THREE COZY BEDROOMS AND TWO BATHROOMS.

THE FIRST BEDROOM IS A SPACIOUS DOUBLE WITH AN EN-SUITE AND BUILT-IN WARDROBES. THE SECOND BEDROOM IS ALSO A DOUBLE, BOASTING ITS OWN EN-SUITE. THE THIRD BEDROOM IS A COMFORTABLE SINGLE ROOM, PERFECT FOR A CHILD'S ROOM OR POTENTIAL HOME OFFICE.

THE HEART OF THE HOUSE IS AN OPEN-PLAN KITCHEN, THE PERFECT SPACE FOR COOKING, DINING, AND ENTERTAINING. YOU'LL FIND IT EASY TO ENVISION MORNING COFFEE, FAMILY MEALS, AND SOCIAL GATHERINGS IN THIS WARM AND INVITING SPACE.

THE PROPERTY ALSO INCLUDES A CHARMING OPEN-PLAN RECEPTION ROOM WITH ACCESS TO A GARDEN. IMAGINE SUMMER AFTERNOONS SPENT IN THE COMFORT OF YOUR OWN OUTDOOR SPACE OR COZY WINTER EVENINGS INSIDE WITH A GOOD BOOK.

LOCATED IN A NEIGHBORHOOD KNOWN FOR ITS LOCAL AMENITIES AND STRONG COMMUNITY SPIRIT, THIS HOUSE IS IDEAL FOR BOTH FAMILIES AND COUPLES. IT'S A PLACE WHERE YOU CAN ENJOY THE BEST OF BOTH WORLDS - THE BUZZ OF COMMUNITY LIFE AND THE PEACE OF YOUR OWN PRIVATE SPACE.

WHETHER YOU'RE A BUDDING FAMILY LOOKING FOR A PLACE TO GROW OR A COUPLE LOOKING FOR A PLACE TO BUILD YOUR DREAMS, THIS HOUSE COULD BE THE PERFECT HOME FOR YOU.

DON'T WAIT, BOOK A VIEWING TODAY AND EXPERIENCE THE CHARM OF THIS END OF TERRACE HOUSE FOR YOURSELF. The accommodation:

Entrance:
Wooden door to the front and radiator.

WC:
Low level wc, wash hand basin and radiator.

Lounge: 15'0" 4.57m x 9'11" 3.02m
UPVC window, UPVC French doors, under stairs storage, radiator and open plan to;

Kitchen: 12'4" 3.76m x 8'1" 2.46m
UPVC window to the front, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl stainless steel sink unit, integrated gas hob, electric oven, plumbed for washing machine and dishwasher.

First Floor Landing:
UPVC window, storage and radiator.

Bedroom One: 10'10" 3.30m x 8'10" 2.69m
Two UPVC windows, two wardrobes, cupboard and radiator.

En Suite:
UPVC window, shower, low level wc, wash hand basin, part tiled and radiator.

Bedroom Two: 7'7" 2.31m x 6'10" 2.08m
UPVC window and radiator.

Bathroom:
Bath, low level wc, wash hand basin, part tiled and radiator.

Second Floor Landing:

Bedroom Three: 11'7" 3.53m x 11'1" 3.38m plus dormers
Two UPVC windows, storage and two radiators.

En Suite:
Shower, low level wc, wash hand basin, access to storage and heated towel rail.

Externally:
There is a low maintenance garden and allocated parking.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: FIBRE
Mobile Signal Coverage Blackspot: NO
Parking: ALLOCATED PARKING SPACE

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

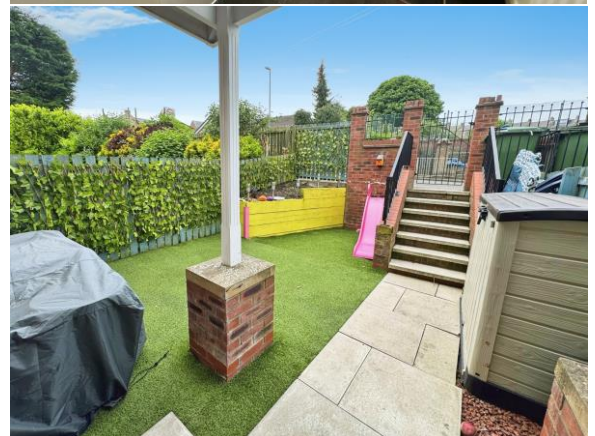
TENURE

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

COUNCIL TAX BAND: C

EPC RATING: C

RY00006818.VS.EW.16.05.2024.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	76 C	
55-68	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 relation to this property.

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.

16 Branches across the North-East

