



Waverley Cottages Greenside

Presenting a delightful semi-detached property in good condition, now available for sale. This spacious home boasts 4 double bedrooms, each offering comfortable living space. Bedroom 1 is flooded with natural light, enhancing its appeal, while Bedroom 2 features built-in wardrobes for added convenience.

The property houses 2 well-appointed bathrooms; Bathroom 1 includes a luxurious free-standing bath, and Bathroom 2 is fitted with an opulent walk-in shower.

The heart of the home, the kitchen, showcases an open-plan design. Natural light pours into this area, illuminating the ample dining space, making it ideal for family meals or entertaining guests.

Adding to the charm of this property are the 3 reception rooms. Reception room 1 is graced by large windows and a charming fireplace, creating a warm and inviting atmosphere. Reception room 2 provides direct access to a sizable rear garden, perfect for summer get-togethers and children's play. Yet another fireplace adorns Reception room 3, fostering a cozy ambiance.

Outside, a large rear garden awaits, offering an ideal space for outdoor activities and relaxation. The property also benefits from a double driveway, providing ample parking space.

Situated in a neighbourhood with strong local community ties, this property is within proximity to various local amenities. Walking routes are also easily accessible, making this the perfect home for families who enjoy outdoor pursuits.

This inviting property awaits its new homeowners to start their new chapter. A viewing is highly recommended to fully appreciate the property's offerings.

Offers in Excess of £450,000

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PRESENTING A DELIGHTFUL SEMI-DETACHED PROPERTY IN GOOD CONDITION, NOW AVAILABLE FOR SALE. THIS SPACIOUS HOME BOASTS 4 DOUBLE BEDROOMS, EACH OFFERING COMFORTABLE LIVING SPACE. BEDROOM 1 IS FLOODED WITH NATURAL LIGHT, ENHANCING ITS APPEAL, WHILE BEDROOM 2 FEATURES BUILT-IN WARDROBES FOR ADDED CONVENIENCE.

THE PROPERTY HOUSES 2 WELL-APPOINTED BATHROOMS; BATHROOM 1 INCLUDES A LUXURIOUS FREE-STANDING BATH, AND BATHROOM 2 IS FITTED WITH AN OPULENT WALK-IN SHOWER. THE HEART OF THE HOME, THE KITCHEN, SHOWCASES AN OPEN-PLAN DESIGN. NATURAL LIGHT POURS INTO THIS AREA, ILLUMINATING THE AMPLE DINING SPACE, MAKING IT IDEAL FOR FAMILY MEALS OR ENTERTAINING GUESTS.

ADDING TO THE CHARM OF THIS PROPERTY ARE THE 3 RECEPTION ROOMS. RECEPTION ROOM 1 IS GRACED BY LARGE WINDOWS AND A CHARMING FIREPLACE, CREATING A WARM AND INVITING ATMOSPHERE. RECEPTION ROOM 2 PROVIDES DIRECT ACCESS TO A SIZABLE REAR GARDEN, PERFECT FOR SUMMER GET-TOGETHERS AND CHILDREN'S PLAY. YET ANOTHER FIREPLACE ADORNS RECEPTION ROOM 3, FOSTERING A COZY AMBIANCE. OUTSIDE, A LARGE REAR GARDEN AWAITS, OFFERING AN IDEAL SPACE FOR OUTDOOR ACTIVITIES AND RELAXATION. THE PROPERTY ALSO BENEFITS FROM A DOUBLE DRIVEWAY, PROVIDING AMPLE PARKING SPACE.

SITUATED IN A NEIGHBOURHOOD WITH STRONG LOCAL COMMUNITY TIES, THIS PROPERTY IS WITHIN PROXIMITY TO VARIOUS LOCAL AMENITIES. WALKING ROUTES ARE ALSO EASILY ACCESSIBLE, MAKING THIS THE PERFECT HOME FOR FAMILIES WHO ENJOY OUTDOOR PURSUITS.

THIS INVITING PROPERTY AWAITS ITS NEW HOMEOWNERS TO START THEIR NEW CHAPTER. A VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE PROPERTY'S OFFERINGS.

The accommodation:

Entrance:

Wooden door to the front, solid wood flooring and radiator.

Lounge: 13'7" 4.15m plus bay x 11'3" 3.43m

UPVC windows, log burner, stone fireplace, storage under stairs, radiator and open plan to;

Kitchen Diner: 32'0" 9.75m x 6'9" 2.06m

Two UPVC windows, French doors to conservatory, fitted with a range of matching wall and base units with work surfaces above incorporating Belfast sink unit, Range style cooker, integrated fridge freezer, dishwasher, plumbed for washing machine, dining space and radiator.

Snug: 13'11" 4.24m x 11'3" 3.43m

UPVC window, open fire with surround and radiator.



Second Lounge: 22'7" 6.88m x 11'3" 3.43
 UPVC windows to the front, Bi folding doors to the rear, exposed stonework, exposed ceiling beams and radiator.

Conservatory: 11'2" 3.40m x 8'1" 2.46m
 Two skylights and windows overlooking the garden.

Shower Room:
 UPVC window, UPVC door to the garden, walk in shower, vanity wash hand basin, low level wc, part tiled and vertical radiator.

First Floor Landing:
 UPVC window, skylight and radiator.

Bedroom One: 16'3" 4.95m x 10'1" 3.07m
 Two UPVC windows and radiator.

Bedroom Two: 13'6" 4.12m x 12'0" 3.66m
 UPVC window, storage and radiator.

Bedroom Three: 10'5" 3.18m x 9'10" 2.99m
 UPVC window and radiator.

Bedroom Four: 11'9" 3.58m x 10'2" 3.10m
 UPVC window and radiator.

Bathroom:
 Two UPVC windows, roll top bath, walk in shower, wash hand basin, wc, part tiled and heated towel rail.

Externally:
 To the rear of the property there is a lawned garden with a decked area. To the front there is also a garden with a double driveway providing off street parking leading to a garage.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
 Water: MAINS
 Sewerage: MAINS
 Heating: MAINS
 Broadband: FIBRE
 Mobile Signal Coverage Blackspot: NO
 Parking: DRIVEWAY

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.

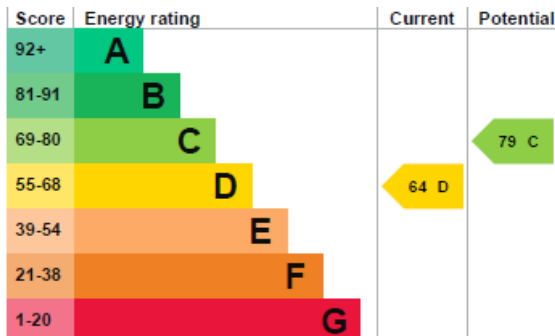
TENURE

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: B

EPC RATING: D

RY00006812.VS.EW.10.06.2024.V.1.





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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.

16 Branches across the North-East

