



The Pines Greenside

- Detached Bungalow
- Three Bedrooms
- Kitchen Diner
- Sun Room
- Gardens, Driveway & Garage

Auction Guide Price £ 240,000+



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Greenside, NE40 4QJ

FOR SALE BY AUCTION – 31ST MARCH 2025 – OPTION 2 – TERMS AND CONDITIONS APPLY

THIS IMMACULATE BUNGALOW, LOCATED IN A PEACEFUL AREA WITH GREEN SPACES NEARBY, IS NOW AVAILABLE FOR SALE. THE PROPERTY BOASTS A SPACIOUS SUNROOM, PERFECT FOR ENJOYING NATURAL LIGHT AND RELAXATION.

THE BUNGALOW CONSISTS OF THREE DOUBLE BEDROOMS, EACH OFFERING COMFORTABLE LIVING SPACE. THE FIRST BEDROOM INCLUDES WALK-IN WARDROBES, PROVIDING AMPLE STORAGE SOLUTIONS.

A RECENTLY REFURBISHED BATHROOM ADDS A TOUCH OF MODERNITY TO THE PROPERTY.

THE KITCHEN FEATURES A DINING SPACE, IDEAL FOR GATHERING WITH FAMILY AND FRIENDS. THE PROPERTY ALSO INCLUDES A RECEPTION ROOM WITH LARGE WINDOWS, CREATING A BRIGHT AND INVITING ATMOSPHERE.

DON'T MISS THE OPPORTUNITY TO OWN THIS CHARMING BUNGALOW THAT COMBINES COMFORT, STYLE, AND SERENITY. CONTACT US TODAY TO ARRANGE A VIEWING AND MAKE THIS PROPERTY YOUR NEW HOME.

The accommodation:

Entrance:

UPVC door to the front, large cupboard and radiator.

Lounge: 19'8" 5.99m x 12'10" 3.91m

UPVC bow window to the front, fireplace and radiator.

Kitchen Diner: 21'5" 6.53m x 7'10" 2.39m

Fitted with a range of matching wall and base units with work surfaces above incorporating sink and drainer, tiled splash backs, gas hob, oven and grill, integrated dishwasher, radiator and door to;

Sun Room: 22'5" 6.83m x 7'9" 2.36m

UPVC windows and UPVC door to the garden.

Utility Room:

Fitted with a range of units incorporating Belfast sink unit, plumbed for washing machine and radiator.

Bedroom One: 12'0" 3.66m x 9'0" 2.74m

UPVC window, radiator, dressing room with UPVC window.

Bedroom Two: 18'2" 5.53m x 7'0" 2.13m

Window and radiator.

Bedroom Three: 10'2" 3.10m x 9'2" 2.79m

UPVC window, fitted wardrobes and radiator.

Shower Room:

UPVC window, walk in shower, low level wc, vanity wash hand basin, fully tiled and heated towel rail.

Externally:

There is a large south facing garden to the rear. To the front there is a driveway providing off street parking leading to a garage and a further garden.

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: D

EPC RATING: B

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Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360

Terms and conditions apply see www.agentspropertyauction.com



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	90 B	
69-80	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

