



## Charlie Street, Greenside, Tyne And Wear, NE40 4AQ

\*\*\*CHAIN FREE\*\*\* Living Local are delighted to bring to the sale market this deceptively spacious three bedroom end terrace on the ever popular Charlie Street, Greenside. To the ground floor there is an entrance porch, open plan lounge and dining area and kitchen/diner. To the first floor there are three bedrooms and a white suite bathroom. Externally this lovely end terrace benefits from a lawned front and side garden with enclosed easy to maintain yard to the rear with on street parking available. This property is in the heart of Greenside Village and is close to local shops, schools, nurseries and travel links! Simply not to be missed out on! EPC Rating C.



\*\*\*Well Presented\*\*\*

End Terrace

Three Bedrooms

Gardens

Lovely Village Location

EPC Rating C

**£120,000**

**Lounge** 19' 10" x 14' 10" (6.05m x 4.51m) Max

Spacious lounge with pleasant outlook into the front garden area.

**Kitchen/Diner** 19' 5" x 7' 9" (5.92m x 2.37m)

Open plan kitchen diner fitted with a range of wall and base for storage and space for white goods with access to an enclosed rear yard, ideal for entertaining.

**Bedroom 1** 15' 0" x 10' 1" (4.58m x 3.08m) Max

**Bedroom 2** 11' 9" x 8' 4" (3.58m x 2.54m) Max

Benefits from a built in over the stairs wardrobe for storage.

**Bedroom 3** 9' 7" x 7' 2" (2.91m x 2.19m) Max

**Bathroom** 9' 9" x 7' 0" (2.98m x 2.14m)

A spacious bathroom with modern white suite hosting a bath, separate shower, W/C, wash basin and built in cupboard storage.

**Externally**

There is a lawned garden to the front and side of the property with an enclosed yard to the rear. On street parking is available close by.

**Additional Information**

This is a freehold property. EPC Rating C. Council Tax Band A.

**Important Note To Purchasers**

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.







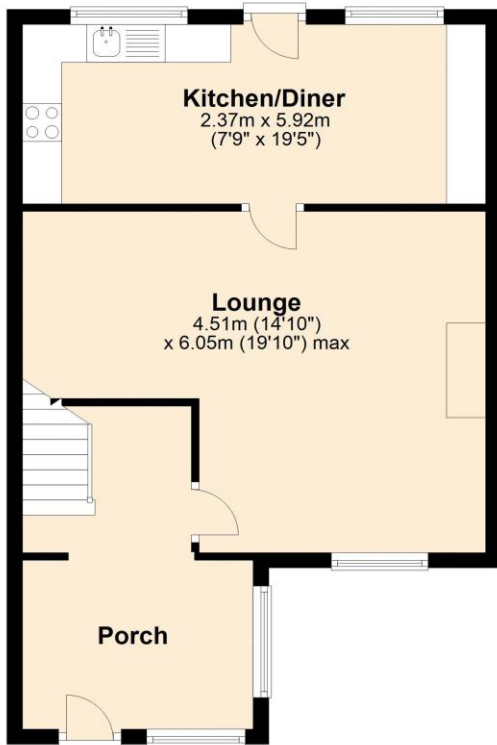
**EPC Graph (full EPC available on request)**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Floorplan

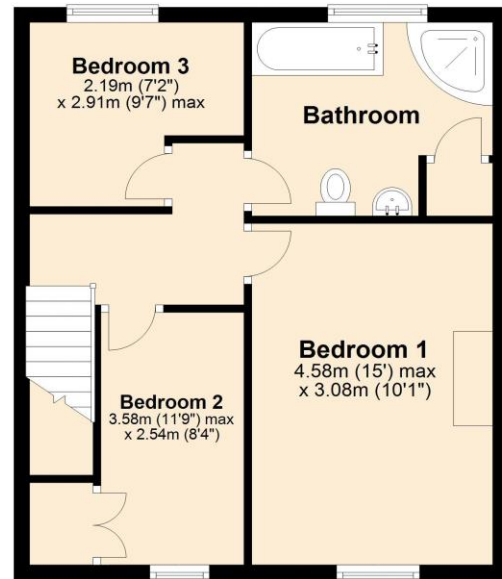
## Ground Floor

Approx. 45.4 sq. metres (488.7 sq. feet)



## First Floor

Approx. 42.5 sq. metres (457.6 sq. feet)



Total area: approx. 87.9 sq. metres (946.2 sq. feet)

For more information please call **0191 414 1200** or email [info@livinglocalhomes.co.uk](mailto:info@livinglocalhomes.co.uk)

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