



Rockwood Hill Estate, Greenside, Tyne And Wear, NE40 4BH

Lovingly maintained semi detached family home in Greenside Village. In brief the property features entrance hallway, open plan lounge/dining, kitchen/diner with built in storage cupboard and bonus utility room. Upstairs there are three good sized bedrooms and spacious white suite family bathroom! Externally there are gardens to three sides of the property with a gated driveway area. With its surrounding farms and fields this property is within easy reach of the amenities Greenside Village has on offer while being able to enjoy its surrounding countryside charm. Not to be missed out on! Awaiting EPC.



Semi Detached Family Home

Village Location

Three Bedrooms

Driveway

Lounge/Diner

Awaiting EPC

Offers Over £170,000

Lounge 13' 5" x 12' 6" (4.10m x 3.80m) Max

Features a pleasant outlook to the front garden area. Media wall with electric fire, tv point and shelf storage.

Dining area 11' 9" x 9' 11" (3.57m x 3.02m) Max

An opening dining space from the lounge area with outlook to the rear garden.

Kitchen/Diner 18' 4" x 12' 4" (5.58m x 3.75m) Max

A spacious kitchen/diner with built in cupboard storage and bonus utility room area. Space for white goods and built in electric oven/hob and washing machine.

Utility 5' 3" x 5' 3" (1.61m x 1.59m)

A utility space with plumbing and power.

Bedroom 1 13' 8" x 11' 9" (4.16m x 3.58m) Max

The main bedroom features built in cupboard for storage and outlook over the front garden area.

Bedroom 2 11' 1" x 9' 5" (3.38m x 2.87m) Max

Features a pleasant outlook over the rear and neighbouring gardens, also benefiting from an open storage space.

Bedroom 3 8' 11" x 8' 6" (2.73m x 2.58m) Max

A good sized single room with pleasant outlook.

Bathroom 8' 4" x 7' 5" (2.54m x 2.27m)

A spacious family bathroom the hosts a white suite bath with overhead shower, wash basin and w/c with dual aspect frosted windows for natural light. The is also a storage cupboard housing the combi boiler.

Externally

This lovely home features an easy to maintain pebbled garden to the front and side, with an enclosed lawned garden to the rear. The property also benefits from a pebbled gated driveway to the front. A short distance from the local amenities and travel links Greenside Village has on offer.

Additional Information

We understand this property is freehold. Council tax band B. Awaiting EPC Rating. Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/> Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

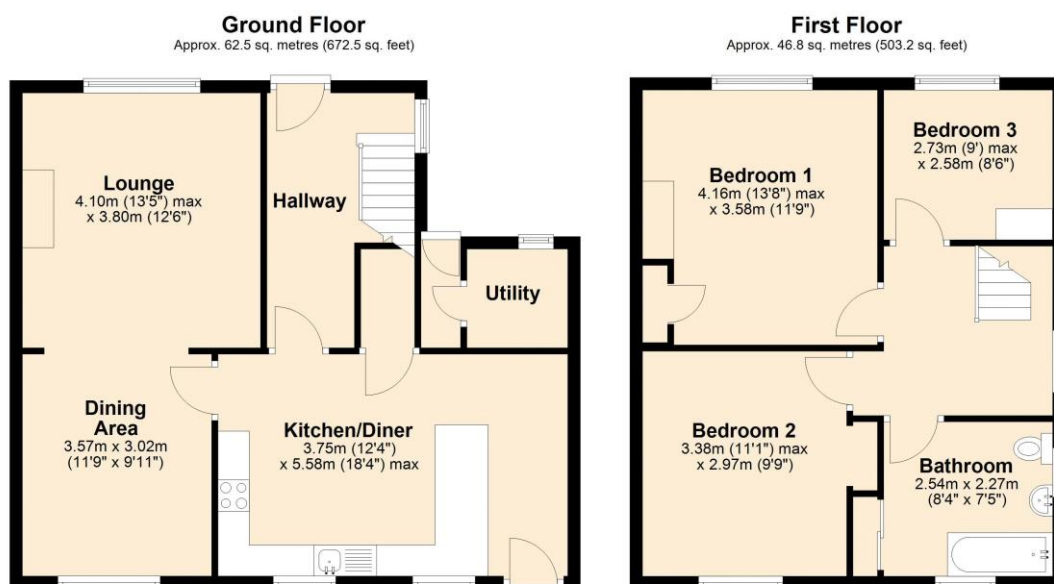
Important Note To Purchasers

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 u





Floorplan



Total area: approx. 109.2 sq. metres (1175.7 sq. feet)

EPC Graph (full EPC available on request)

For more information please call **0191 414 1200** or email **info@livinglocalhomes.co.uk**

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