



Fox Dene View, Greenside, Ryton

£220,000 Offers in Excess Of

MICHELLE ROPER

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Fox Dene View

Greenside, Ryton, NE40 4LS

Proudly presenting this beautiful 4 Bedroom Town House situated on Fox Dene View, in the ever popular location of Greenside, Ryton.

Situated within a quiet cul-de-sac and benefitting from off street parking via private driveway leading to Single Garage. The rear offers a private enclosed South facing garden.

The property briefly comprises of Entrance Hallway, Kitchen Diner, WC and integral garage to the ground floor. First floor offers Lounge, Bedrooms 3 & 4 and Shower room and second floor offers Master Bedroom leading to en-suite Bathroom and Bedroom 2.

Cosmetically and aesthetically pleasing throughout, the current Vendors have created a beautiful home ready to move into.

Early viewing is highly recommended.

Price: £220,000 Offers in Excess Of



Accommodation

Entrance Hall

Through the front door of this beautifully presented 4 Bedroom Townhouse, we enter into the Hallway. Ahead to the right, a wood open spindle, carpeted staircase leads to first floor accommodation. Occupying the rear of property is the Breakfasting Kitchen, to the left two further doors provides access to WC and integral Garage. The Hall features a single radiator and wood floor underfoot.

Kitchen Diner

3.88 m x 4.48 m

Situated to the rear of the property is the spacious Kitchen Diner, featuring a range of shaker style wall and base units with complimentary chrome handles and marble effect work surfaces over-top leading to inset sink with chrome mixer tap. The Kitchen features integrated appliances including newly fitted Zanussi electric oven and gas hob with over-head extractor hood, dishwasher and fridge freezer. A double glazed window looks to private rear garden, to the right of which are uPVC French doors providing access. The room features a pantry cupboard, recessed spotlighting to ceiling and tiled floor underfoot.

WC

1.19 m x 1.94 m

The WC consists of a white two piece suite comprising of pedestal wash hand basin and low level WC, the room features a single radiator and wood flooring under foot.

Integral Garage

4.74 m x 2.41 m

The Garage is situated to the left of the property and is accessible via an up and over roller door. The garage features electric and lighting and is accessible via the Hallway.



Accommodation

First Floor Landing

An open spindle galleried landing leads to Lounge, Bedrooms 3 & 4 and Family Shower-room.

The landing features a single radiator, cupboard housing water cylinder and carpet underfoot.

Lounge

4.37 m x 4.51 m

Situated to the rear of the property is the spacious Lounge. From a Juliette balcony, views of open countryside can be enjoyed. The room is a welcoming space and features a double glazed window to rear elevation, decorative coving to ceiling, single radiator and wood flooring underfoot.

Bedroom 3

3.90 m x 2.37 m

Bedroom 3 is a double room with double glazed window to front elevation, underneath which sits a single radiator. The room benefits from carpet underfoot.

Bedroom 4

2.73 m x 2.08 m

Bedroom 4 is a single room with double glazed window to front elevation. The room features a single radiator and carpet underfoot.

Family Shower-room

1.50 m x 1.62 m

The Shower room consists of a three piece suite comprising of glass walk in shower enclosure with power shower, pedestal wash hand basin and low level WC. The room features decorative tiling to walls and underfoot and benefits from a single radiator, recessed spotlighting and extractor fan.



Accommodation

Second Floor Landing

An open spindle galleried landing leads to Master Bedroom, En-suite Bathroom and Bedroom 2.

The landing features a storage cupboard, single radiator and carpet underfoot

Loft

Loft is accessed via second floor landing with fold down wooden stairs and boarded for storage with lighting.

Master Bedroom

4.33 m x 3.92 m

The Master Bedroom is a spacious double room with three Velux windows to front elevation. A built in double door wardrobe sits to the left providing ample storage space, round to the right a door provides access to the en-suite Bathroom and the room features a single radiator and carpet underfoot.

En-suite Bathroom

1.61m x 2.39 m

The en-suite Bathroom offers a four piece suite comprising of glass shower enclosure with overhead power shower and glass doors, panelled bath, pedestal wash hand basin and low level WC. Decorative tiling to walls and underfoot and the room features a single radiator, recessed spotlighting to ceiling and extractor fan.



Accommodation

Bedroom 2

2.66 m x 3.88 m

Bedroom 2 is a spacious double room with three Velux window to rear elevation. A built in double door wardrobe sits to the right providing good storage space. The room features a single radiator and carpet underfoot.

Externally


The property benefits from a spacious South facing private garden to rear, accessed via the Breakfasting Kitchen, French doors lead to a decked area ideal for outdoor dining, beyond the decking is an area laid mainly to lawn with decorative slate borders and mature shrubbery. A wooden shed sits at the bottom of the garden

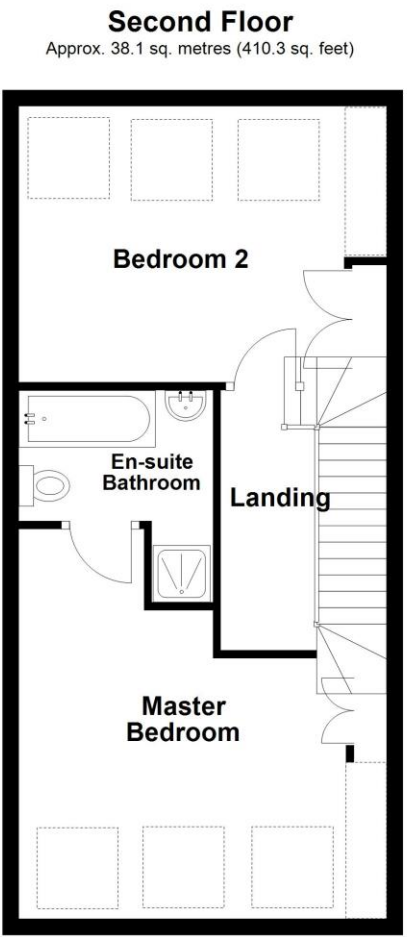
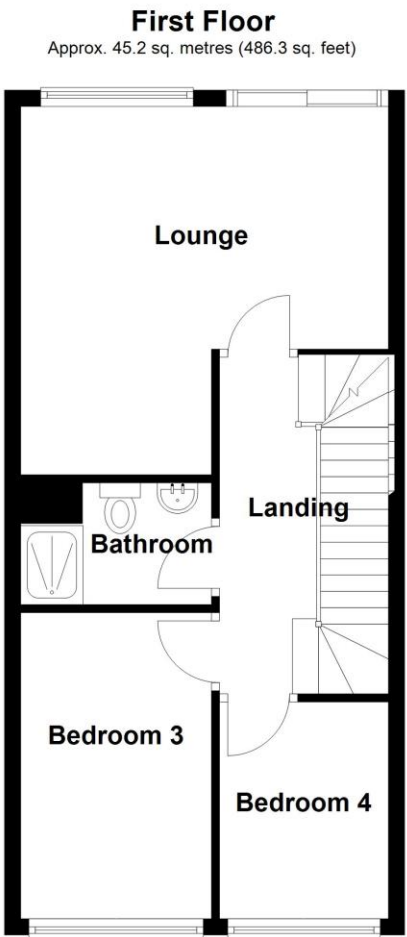
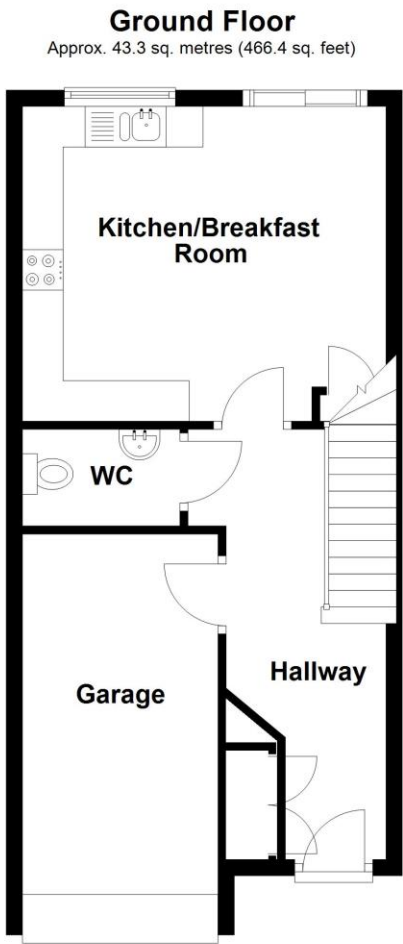


Floor Plan & EPC

Approximate Gross Internal Area

Ground Floor	43.3 sq. metres /466.6sq. feet
First Floor	45.2 sq. metres /486.3 sq. feet
Second Floor	38.1 sq. metres /410.3 sq. feet
Total	126.6 sq. metres /1363.2 sq. feet

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 126.6 sq. metres (1363.0 sq. feet)





Local Authority
Gateshead

Council Tax
Band D

Tenure
Freehold

Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon competition. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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