



3



1



2

- 3 Bedroom Semi Detached house
- Good Size Rear Garden
- Gas Central Heating
- EPC D

- 2 Reception Rooms
- Utility Area
- Sealed Unit Double Glazed Windows

- No Upper Chain Involved
- Downstairs W/C
- Council Tax Band B

3 bedroom semi detached house with no upper chain involved, benefitting from gas central heating and sealed unit double glazed windows. Briefly comprising of an Entrance Hallway with stairs to the first floor, Kitchen with wall and base units, roll top work surfaces, one and a half stainless steel sink and drainer unit, tiled splash back, integrated double electric oven, gas hob and a breakfast bar. Dining Room with French doors to the rear, dado rail, coving and rose to the ceiling, archway to the Lounge which is to the front aspect and has a feature marble fireplace, with a living flame effect gas fire, dado rail, coving and rose to the ceiling. Separate Utility Area with plumbing for a washing machine, doors to the front and rear. Downstairs W/C with a low level w/c. First floor landing with a loft hatch. Bathroom with a panelled bath, low level w/c, pedestal hand wash basin, separate shower with an electric shower, ceiling panels with inset spotlights and a heated towel rail. Bedroom 1 is to the front aspect and has a cast iron fireplace, Bedroom 2 is to the rear aspect and has a built in storage cupboard housing the Combi boiler, Bedroom 3 is to the front aspect and has a built in storage cupboard.

Externally to the front there is a paved garden with hedging, to the rear there is a generous sized garden with lawn and paved areas.

Greenside is a pleasant village with good local amenities, convenient for surrounding towns, villages and countryside as well as Newcastle and Gateshead.





Energy Performance: Current D Potential D

Council Tax Band: B

Distance to Greenside Primary: 0.3 miles

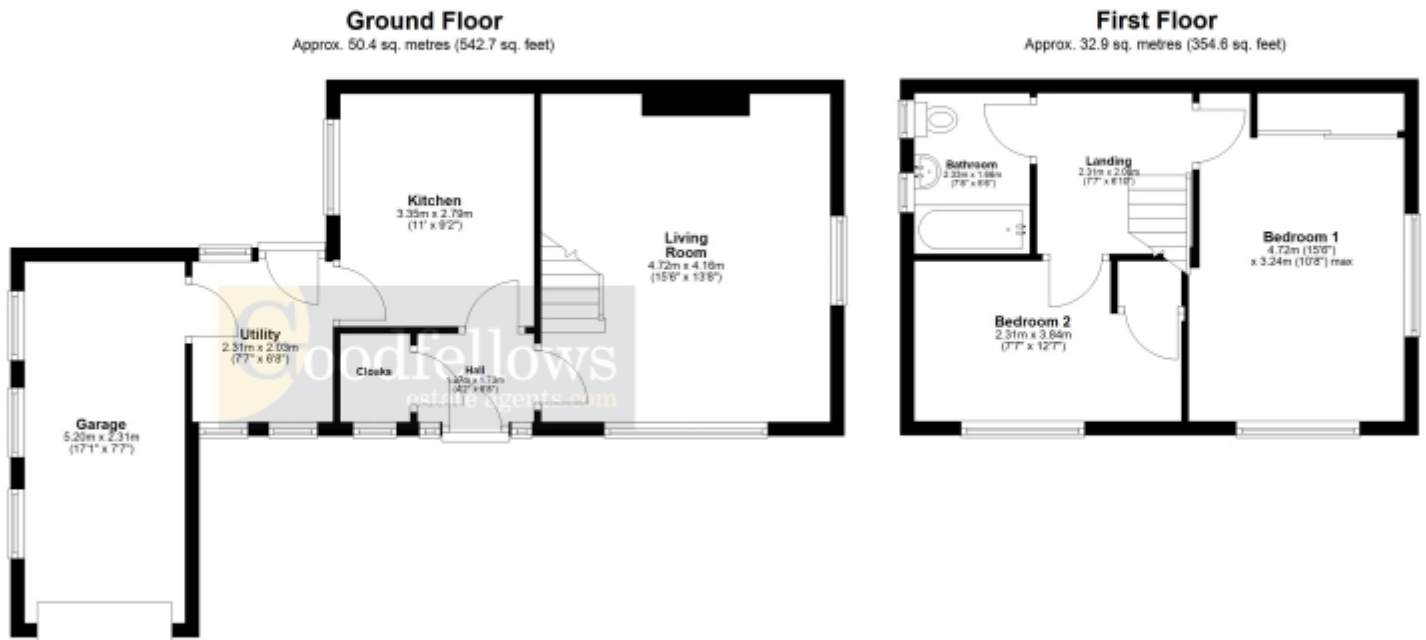
Distance to Village Centre: 0.4 miles

Distance to Wylam Train Station: 2.9 miles

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Total area: approx. 83.4 sq. metres (897.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	67 D
39-54	E		
21-38	F		
1-20	G		

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.