





- No Upper Chain
- Mid Terraced Home
- Rear Yard Area
- Good Transport Links
- Freehold
- Two Bedrooms
- Front Garden
- Popular Location
- Close To Park
- Call For More Information





**\*\* Video Tour on Our YouTube Channel |  
<https://youtu.be/MV5qJEaa2HU> \*\***

This two-bedroom mid-terraced home is situated in a popular and well-established area of Greenside, Ryton, and is offered for sale with the added advantage of no upper chain. The property is ideally suited to a wide range of buyers, including first-time purchasers and investors.

Positioned close to Greenside Park, the home is perfect for those who enjoy outdoor pursuits and green open spaces. Families could benefit from the proximity of a local primary school, while excellent public transport links, including regular bus services, provide easy access to surrounding towns and amenities.

The accommodation begins with an entrance lobby leading into a spacious and welcoming lounge, featuring a charming fireplace that creates a warm focal point. To the rear, the well-appointed kitchen is fitted with a range of wall and floor units and includes an integrated oven and hob, along with access to the rear yard. The ground floor is completed by a bathroom with WC and an overhead shower, offering practicality and convenience. To the first floor, the landing provides access to two generously sized bedrooms, both offering comfortable living space.

Externally, the property benefits from a low-maintenance rear yard, ideal for outdoor seating or storage. Additional features include gas central heating and double glazing throughout, ensuring comfort and energy efficiency.

For further information or to arrange a viewing, please contact our sales office on 0191 236 2070.

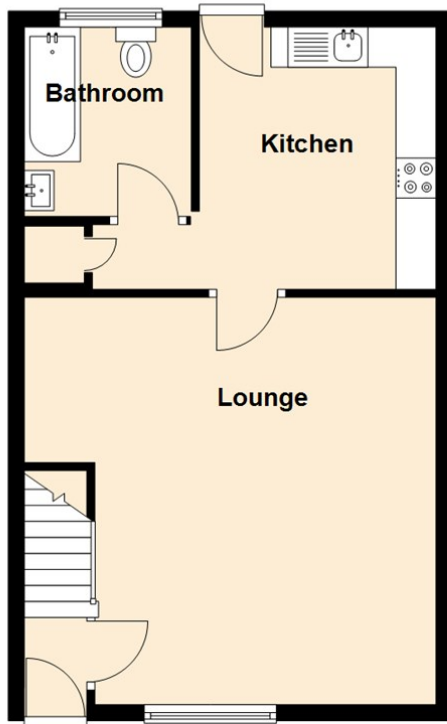
#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licensed legal representative.

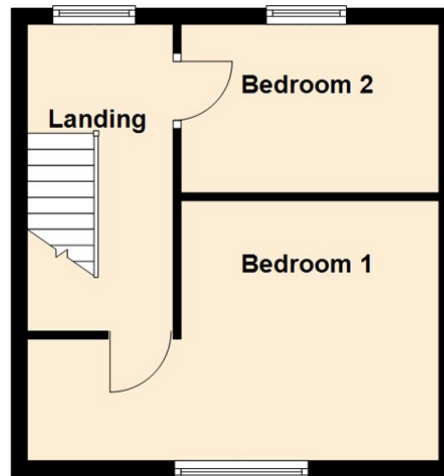
Council Tax band: A.



**Ground Floor**



**First Floor**



Lounge 16'9" x 16'11" (5.11 x 5.16)

Kitchen 10'8" x 9'8" (3.27 x 2.96)

Bedroom One 16'10" x 16'11" (5.14 x 5.16)

Bedroom Two 10'6" x 6'10" (3.21 x 2.10)

## The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



[www.janforsterestates.com](http://www.janforsterestates.com)

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>85</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>60</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

**Contact Us: 0191 236 2070**

