



Milton Street Greenside

- Mid Terrace House
- Two Bedrooms
- Front Garden
- Rear Yard
- No Chain

OIEO £ 105,000



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ROOK
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38 Milton Street

Greenside, NE40 4BE

THIS PLEASANT TWO BEDROOM TERRACE PROPERTY IS AVAILABLE IN THE POPULAR VILLAGE OF GREENSIDE AND IS AVAILABLE WITH NO ONWARD CHAIN. COMPRISING OF ENTRANCE HALL LEADING TO A GOOD SIZED LIVING ROOM, SEPARATE DINING ROOM WITH FITTED STORAGE AND A FITTED KITCHEN. UPSTAIRS THERE ARE TWO DOUBLE BEDROOMS AND WELL PRESENTED FITTED BATHROOM. EXTERNALLY THERE IS A PLEASANT WEST FACING ENCLOSED REAR YARD AND PARKING AVAILABLE NEARBY. CALL US NOW TO ARRANGE A VIEWING AND AVOID DISAPPOINTMENT.

Entrance:

UPVC door to the front and radiator.

Lounge: 14'4" 4.37m x 12'9" 3.89m into alcove

UPVC window to the front and radiator.

Dining Room: 14'7" 4.45m x 7'6" 2.29m

UPVC window, storage and radiator.

Kitchen: 13'0" 3.96m x 6'1" 1.85m

UPVC window and door to the yard, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit with drainer, integrated gas hob, electric oven and extractor hood, plumbed for washing machine and radiator.

First Floor Landing:

Bedroom One: 16'1" 4.90m into alcoves x 12'6" 3.81m

UPVC window, fire surround and radiator.

Bedroom Two: 9'9" 2.97m x 9'9" 2.97m

UPVC window and radiator.

Bathroom WC:

UPVC window, bath with shower, low level wc, pedestal wash hand basin, part tiled and radiator.

Externally:

There is an enclosed rear yard and to the front a garden with a pedestrianised walkway.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

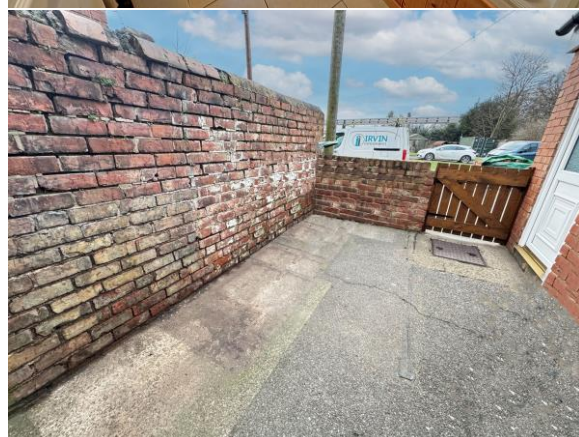
TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

COUNCIL TAX BAND: A

EPC RATING: C

RY00006607.VS.EW.09.01.2023.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

