



## Fox Dene View Greenside

- Town House
- Three Bedrooms
- Three En Suites
- Garden & Allocated Parking
- No Onward Chain

**OIRO £ 155,000**



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ROOK  
MATTHEWS  
SAYER

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# 4 Fox Dene View

Greenside, NE40 4LS

SITUATED IN A LOCALITY WITH GREEN SPACES AND STRONG LOCAL COMMUNITY VIBES, THIS HOME IS IDEAL FOR BOTH FAMILIES AND COUPLES. THE PROPERTY IS IN GOOD CONDITION BENEFITING FROM GAS CENTRAL HEATING, READY FOR YOU TO MOVE IN AND MAKE IT YOUR OWN AND AVAILABLE WITH NO ONWARD CHAIN.

THE HEART OF THE HOME IS THE OPEN-PLAN RECEPTION ROOM, OFFERING AMPLE SPACE FOR BOTH RELAXATION AND ENTERTAINING, WITH THE ADDED BENEFIT OF DIRECT ACCESS TO THE GARDEN. THIS IS A PERFECT SPOT FOR ENJOYING THOSE SUNNY AFTERNOONS OR HOSTING A FUN-FILLED BBQ WITH FRIENDS AND FAMILY.

THE PROPERTY OFFERS A WELL-EQUIPPED KITCHEN WITH INTEGRATED APPLIANCES, ACCOMPANIED BY A BREAKFAST BAR, PERFECT FOR ENJOYING THOSE QUICK MORNING MEALS OR EVENING SNACKS.

THIS PROPERTY BOASTS THREE DOUBLE BEDROOMS, EACH OFFERING THEIR UNIQUE CHARM. THE MASTER BEDROOM IS A TRUE DELIGHT, OFFERING BUILT-IN WARDROBES AND AN EN-SUITE BATHROOM FOR ABSOLUTE CONVENIENCE. THE SECOND BEDROOM ALSO FEATURES AN EN-SUITE, WHILE THE THIRD BEDROOM COMES EQUIPPED WITH BUILT-IN WARDROBES AND AN EN-SUITE TOO, MAKING EACH ROOM A PRIVATE SANCTUARY.

THIS HOME ALSO COMES WITH THE CONVENIENCE OF ALLOCATED PARKING AND LOCAL AMENITIES MEANS THAT EVERYTHING YOU NEED IS WITHIN EASY REACH.

COME AND EXPERIENCE THIS DELIGHTFUL HOME AND ALL IT HAS TO OFFER. WE'RE SURE YOU'LL LOVE IT JUST AS MUCH AS WE DO.

Entrance:  
Composite door to the front and radiator.

WC:  
Low level wc, wash hand basin and radiator.

Lounge: 14'11" 4.55m x 12'6" 3.81m  
UPVC window and French doors, under stairs storage, radiator and open plan to;

Kitchen: 11'6" 3.51m x 8'2" 2.48m  
UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl stainless steel sink unit with drainer, integrated NEFF kitchen appliances, gas hob, electric oven, fridge freezer, dishwasher, washing machine, tumble dryer and Breakfast bar.

First Floor Landing:  
UPVC window and radiator.

Bedroom One: 10'9" 3.28m x 8'10" 2.69m  
UPVC window, two fitted wardrobes and radiator.

En Suite:  
UPVC window, shower, low level wc, wash hand basin, part tiled and radiator.

Bedroom Two: 10'4" 3.15m x 7'5" 2.26m  
UPVC window and radiator.

En Suite:  
Shower, low level wc, wash hand basin, part tiled and radiator.

Second Floor Landing:

Bedroom Three: 11'5" 3.48m x 11'3" 3.43m plus dormer  
Two UPVC windows, fitted wardrobes and two radiators.

Bathroom:  
Bath, low level wc, wash hand basin, part tiled and radiator.

Externally:  
There is a low maintenance paved garden to the rear and allocated parking.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS  
Broadband: UNKNOWN  
Mobile Signal Coverage Blackspot: NO  
Parking: ALLOCATED PARKING

#### 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.

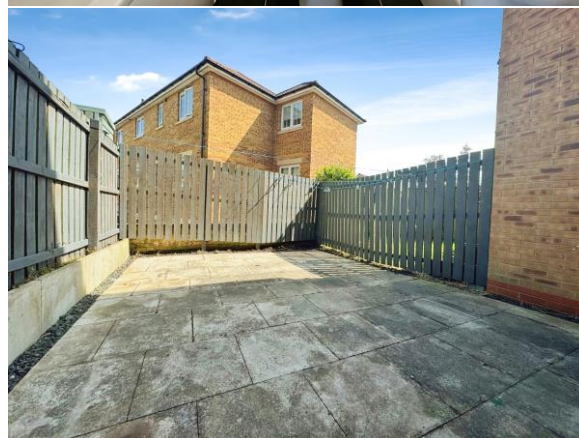
#### TENURE

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: C

EPC RATING: C

RY0006811.VS.EW.08.05.2024.V.2.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 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

