



## Greenrigg Blaydon

- Semi Detached House
- Two Bedrooms
- Two Reception Rooms
- Front Garden
- Rear Garden

**£ 112,000**



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ROOK  
MATTHEWS  
SAYER

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# 20 Greenrigg

## Blaydon, NE21 HZ

WE ARE THRILLED TO PRESENT THIS DELIGHTFUL SEMI-DETACHED HOUSE FOR SALE. THIS PROPERTY IS AN EXCEPTIONAL FIND, SURE TO CATCH THE ATTENTION OF FIRST-TIME BUYERS.

BOASTING TWO RECEPTION ROOMS AND A KITCHEN TO THE GROUND FLOOR THERE IS AMPLE SPACE FOR BOTH RELAXATION AND ENTERTAINMENT. THE FIRST FLOOR ACCOMMODATION OFFERS TWO BEDROOMS, A BATHROOM AND A SEPARATE WC. EXTERNALLY THERE ARE GARDENS BOTH FRONT AND REAR.

THIS SEMI DETACHED OFFERS A GREAT CANVAS ON WHICH TO IMPRINT YOUR PERSONAL STYLE AND PREFERENCES.

THIS PROPERTY IS A FANTASTIC OPPORTUNITY NOT TO BE MISSED. IF YOU ARE A FIRST-TIME BUYER SEEKING A COMFORTABLE, FLEXIBLE HOME, LOOK NO FURTHER. WE INVITE YOU TO ARRANGE A VIEWING AND SEE FOR YOURSELF THE POTENTIAL THIS SEMI-DETACHED HOUSE HOLDS.

The accommodation:

Entrance:  
Composite door to the porch then wood door to;

Hallway:  
Storage cupboard, stairs to first floor, radiator, hallway leading also to the rear, UPVC door to the back garden.

Dining Room: 9'8" 2.95m x 8'4" 2.54m  
UPVC window and radiator.

Kitchen: 8'7" 2.62m max x 7'11" 2.41m  
UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit with drainer, tiled splash backs, space for free standing cooker, plumbed for washing machine and radiator.

Lounge: 12'11" 3.94m 11'6" 3.51m  
UPVC window, gas fire with mantel piece and radiator.

First Floor Landing:  
UPVC window.

Bedroom One: 12'1" 3.68m x 11'7" 3.53m max  
UPVC window, storage cupboard and radiator.

Bedroom Two: 11'7" 3.53m max x 10'6" 3.20m  
UPVC window, storage cupboard and radiator.

Bathroom wc:  
UPVC window, bath, pedestal wash basin with cupboard and radiator.

WC:  
UPVC window and low level wc.

Externally:  
There are gardens to both the front and the rear.

### PRIMARY SERVICES SUPPLY

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS  
Broadband: UNKNOWN  
Mobile Signal Coverage Blackspot: NO  
Parking: STREET 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: A  
EPC RATING: C

RY0007114.VS.EW.24.4.25.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 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

