



## Greenfield Place, Ryton, Tyne And Wear, NE40 3LY

**\*\*\*CHAIN FREE\*\*\*** This three bedroom mid terrace occupies a lovely position within easy access of shops and transport links in Ryton Village. The property comprises of entrance porch, lounge with feature spiral staircase, dining room and kitchen to the ground floor. To the first floor are three bedrooms and a lovely spacious bathroom W/C. Externally the property benefits from a pretty front garden with lawn and mature shrubs, as well as a rear yard with gates for secure off street parking. Further parking available on street. A viewing is highly recommended to appreciate all this lovely house has to offer! Awaiting EPC rating.



**\*\*\*CHAIN FREE\*\*\***

**Lovely Three Bedroom Terrace**

**Easy Access to Ryton Village**

**Garden on Pedestrian Walkway**

**Viewing Essential!**

**Awaiting EPC Rating**

**Offers Over £275,000**

**Lounge** 16' 4" x 17' 11" (4.98m x 5.47m) max

Feature fireplace, double doors to dining room. Feature spiral staircase to first floor. Lovely outlook over front garden.

**Dining Room** 17' 11" x 10' 9" (5.47m x 3.27m)

Built in cupboard housing gas fired combi boiler.

**Kitchen** 21' 1" x 6' 10" (6.42m x 2.09m)

Fitted with a range of wall and base units for storage, built in double oven and gas hob, space for freestanding appliances (not included).

**Bedroom 1** 16' 6" x 8' 6" (5.03m x 2.59m) excluding wardrobes

Fitted wardrobes.

**Bedroom 2** 10' 10" x 9' 6" (3.29m x 2.89m) max

**Bedroom 3** 10' 8" x 8' 2" (3.26m x 2.50m) max (L shaped room)

**Bathroom** 11' 1" x 6' 11" (3.38m x 2.10m)

Bath, separate shower cubicle, wash basin, W/C.

**Loft**

Accessed via pull down ladder on landing and benefits from a skylight window and is boarded for storage.

**Externally**

The pretty front garden is accessed from a pedestrianised walkway and includes a lawn, a range of mature shrubs and plants, as well as a patio seating area. Yard to the rear with gates which can be used for secure off street parking. Small storage shed. Further parking available on street.

**Additional information**

Council tax band: C We understand this property is freehold. Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/> Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

**Important note to purchasers**

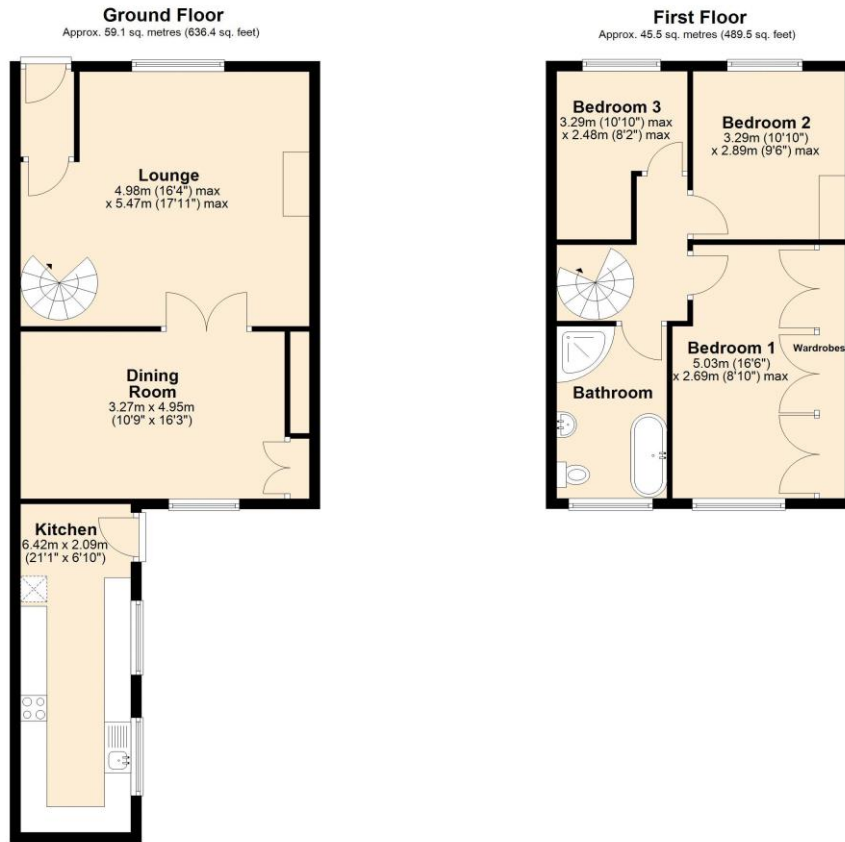
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.





**EPC Graph (full EPC available on request)**

# Floorplan



Total area: approx. 104.6 sq. metres (1125.9 sq. feet)

For more information please call **0191 414 1200** or email [info@livinglocalhomes.co.uk](mailto:info@livinglocalhomes.co.uk)

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