



 **Jan Forster**

 **Jan Forster**

Ellison Terrace | Greenside | Ryton | NE40 4BL
Price £110,000



- **First Floor Flat**
- **Semi Rural Location**
- **Private Rear Yard**
- **Leasehold**
- **Viewing Recommended**
- **Two Bedrooms**
- **Spacious**
- **Lobby Area**
- **Scenic Walking Routes**
- **Call For More Information**

2 1 1





** Video Tour on Our YouTube Channel | <https://youtu.be/Y2XikfewSWQ> **

This well-presented first floor flat is ideally located on Ellison Terrace in the popular area of Greenside, Ryton. Offered with no chain, this attractive home is perfectly suited to a range of buyers, including first-time purchasers, downsizers and investors seeking a solid opportunity.

One of the standout features of this property is the beautiful open view, which is particularly impressive in the right weather and adds a real sense of space and tranquillity.

The property enjoys a convenient position and families will benefit from the Ofsted Outstanding Greenside Primary School and nursery, just a few minutes walk away. Excellent public transport links are also on hand, with a bus stop to Newcastle located directly across the road, providing easy access to surrounding areas and local amenities.

The accommodation is accessed via a private entrance with stairs leading to the first-floor landing. Internally, the property offers a bright and airy lounge and dining area, creating a welcoming space for both relaxing and entertaining. There are two well-proportioned bedrooms and a kitchen fitted with a range of wall and base units, along with an integrated oven and hob. The kitchen also provides access to the rear of the property, a useful utility area, and the bathroom/WC, which is complete with a shower over the bath. Further benefits include gas central heating, double glazing and the loft has been partially boarded with a light and work area.

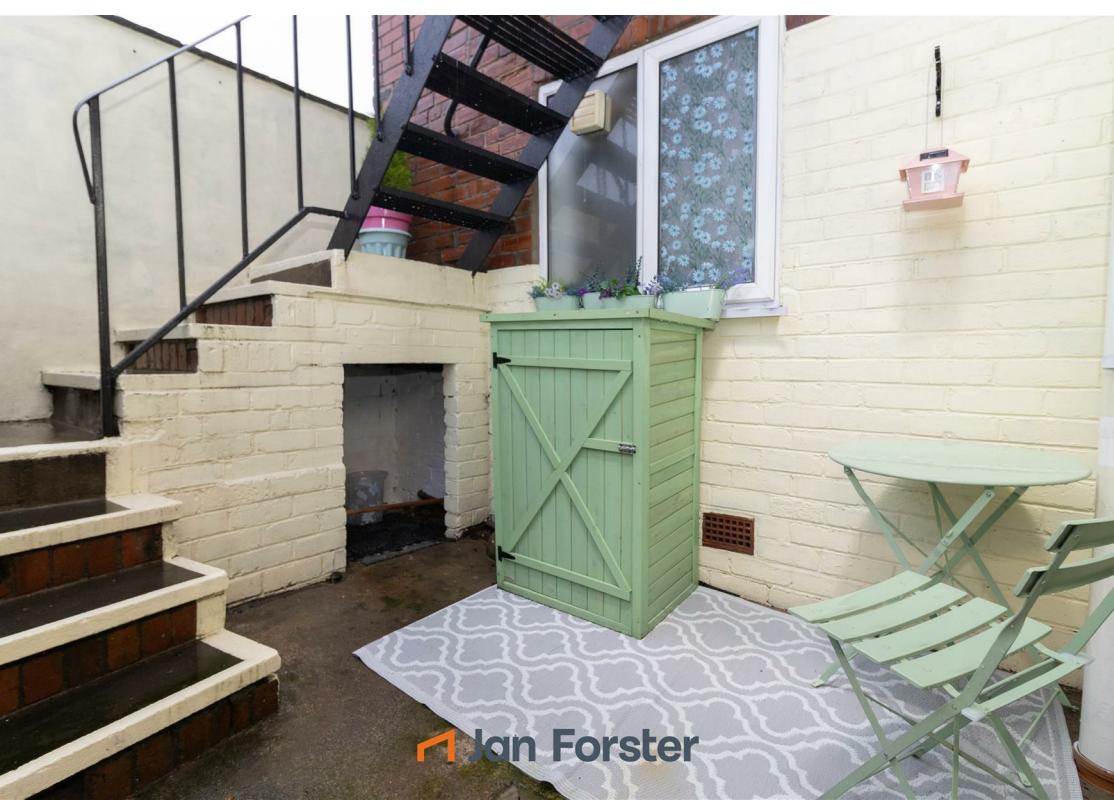
Externally, the property benefits from a private rear yard which is easy to maintain and ideal for outdoor seating and storage.

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

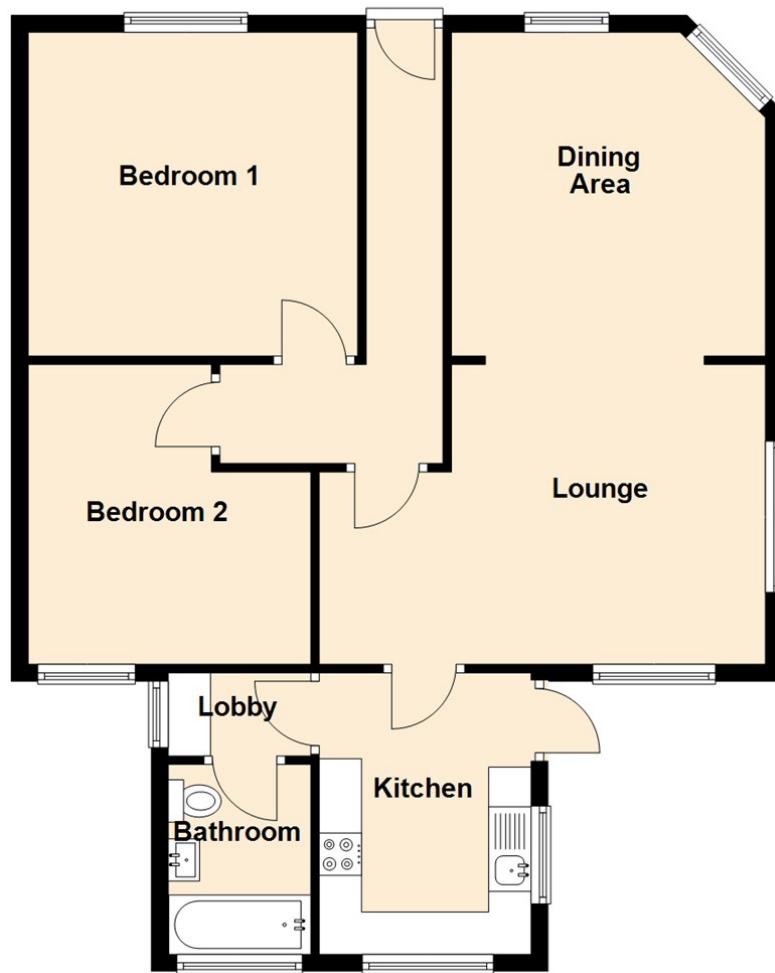
Tenure

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

Council Tax band: A



First Floor



Lounge 11'6" x 17'9" (3.52 x 5.43)

Dining Area 12'7" x 12'2" (3.85 x 3.71)

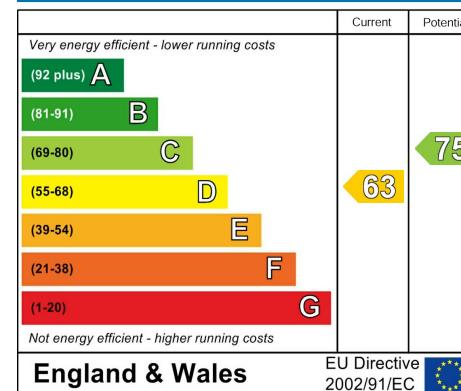
Kitchen 11'0" x 8'2" (3.37 x 2.50)

Utility 5'4" x 3'2" (1.64 x 0.98)

Bedroom One 12'6" x 11'1" (3.82 x 3.38)

Bedroom Two 11'6" x 11'1" (3.51 x 3.38)

Energy Efficiency Rating



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

Contact Us: 0191 236 2070

