



 Jan Forster

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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





**** 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.

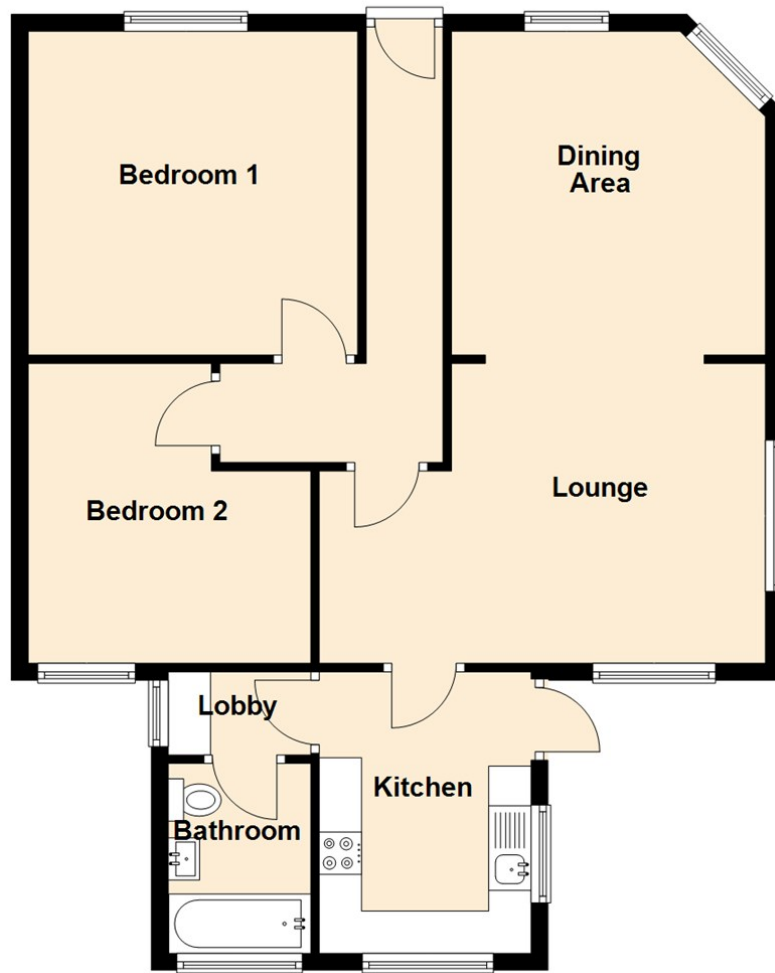
Tenure

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)

The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Us: 0191 236 2070



www.janforsterestates.com

