



Fox Dene View, Greenside, Ryton

£200,000 Offers in Region Of

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# Fox Dene View

**Greenside, Ryton, NE40 4LS**

Proudly presenting this beautiful 3 Bedroom Semi-Detached House situated on Fox Dene View, in the ever popular location of Greenside, Ryton.

Situated within a quiet cul-de-sac and benefitting from off street parking within a designated parking space to rear. The rear offers a private enclosed West facing garden.

The property briefly comprises of Entrance Hallway, Lounge, Kitchen Diner, WC to the ground floor. First floor offers Master Bedroom, En-Suite Shower-room, Bedrooms 2 & 3 and Family Bathroom.

Cosmetically and aesthetically pleasing throughout, the current Vendors have carried out a full renovation creating a beautiful home ready to move into.

Early viewing is highly recommended.

**Price: £200,000 Offers in Region Of**



# Accommodation

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## Entrance Hall

Through the front door of this beautifully presented 3 Bedroom Semi-Detached House, we enter into the Hallway.

Ahead to the left, a carpeted staircase leads to first floor accommodation. Occupying the rear of property is the open plan Kitchen/Dining room, to the right a door provides access to WC and to the left a door leads to Lounge. The Hall features a single radiator and wood floor underfoot.

## Lounge

The dual aspect Lounge is accessed via the Hallway to the front of the property and from the dining room to rear. A double glazed window looks to front elevation underneath which sits a single radiator. Double Glazed French doors lead to private rear garden. The room features a further single radiator and wood flooring underfoot.

## WC

The WC consists of a white two piece suite comprising of corner pedestal wash hand basin and low level WC, the room features decorative panelling to lower walls, an opaque double glazed window looks to front elevation and the room features a single radiator and tile effect cushioned floor under foot.





# Accommodation

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## Kitchen Diner

Situated to the rear of the property is the spacious Kitchen Diner, to the right the Kitchen features a range of shaker style wall and base units with complimentary handles and wood work surfaces over-top leading to inset sink with chrome mixer tap. The Kitchen features integrated appliances including newly fitted Zanussi electric oven and gas hob with over-head extractor hood, dishwasher and fridge freezer. A double glazed window looks to private rear garden. The room is plumbed for automatic washing machine and features, breakfast bar, recessed spotlighting to ceiling and wood floor underfoot. To the left is the spacious dining area, uPVC French doors lead to private rear garden, a door to the left leads to Lounge and there is a spacious under-stair cupboard. The room features recessed spotlighting to ceiling, single radiator and wood floor underfoot.

## Externally

A central path leads to the front Entrance, either side of which is a garden laid mainly to lawn with hedged boundary.

To the rear a private west facing garden enjoys sun all day late into the evening and is accessed via Lounge and Kitchen/Diner. The garden has a raised patio area ideal for outdoor dining, the garden features decorative paving and gravelled areas with Summer House and timber frame shed. A side access gate leads to designated private parking space.



# Accommodation

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## First Floor Landing

An open spindle galleried landing leads to Master Bedroom, En-Suite Shower-room, Bedrooms 2 & 3 and Family Bathroom.

The landing features a single radiator, storage cupboard and carpet underfoot.

## Master Bedroom

Situated to the rear of the property is the spacious Master Bedroom with double door fitted robes. A door to the left leads to en-suite shower-room and the room features a double glazed window to rear elevation underneath which sits a single radiator. The room benefits from recessed spotlights and carpet underfoot.

## Ensuite Shower-room

The Shower room consists of a three piece suite comprising of glass walk in shower enclosure with power shower, pedestal wash hand basin and low level WC. The room features decorative tiling to walls and cushioned floor underfoot and benefits from a single radiator, recessed spotlighting and extractor fan.





# Accommodation

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## Bedroom 2

Bedroom 2 is a double room with double glazed doors to Juliet balcony to rear elevation, The room features triple mirrored sliding door wardrobes, a single radiator and carpet underfoot.

## Bedroom 3

Bedroom 3 is a double room with double glazed window to front elevation, underneath which sits a single radiator. The room features triple mirrored sliding door wardrobes, a single radiator and carpet underfoot.

## Family Bathroom

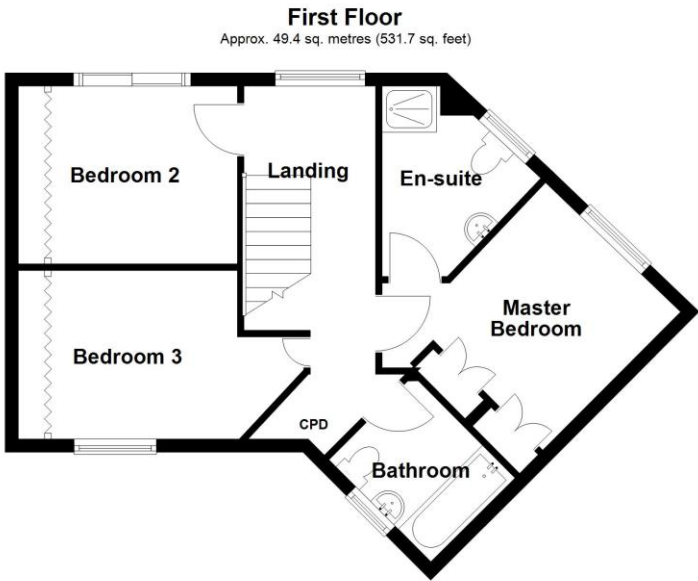
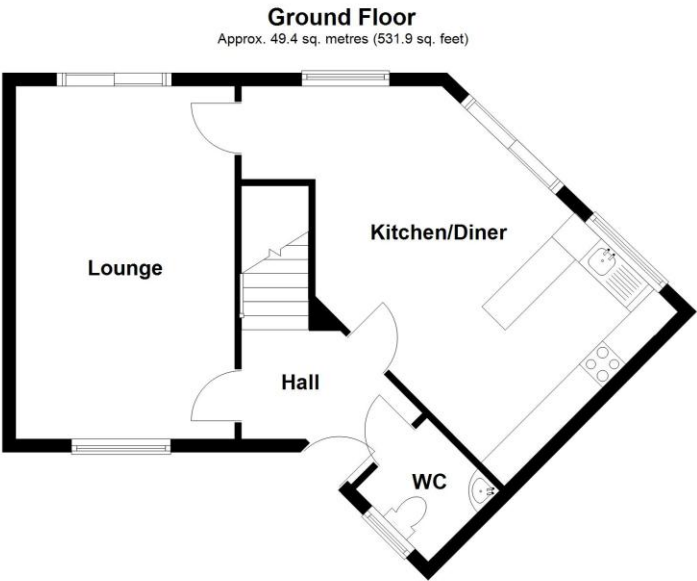
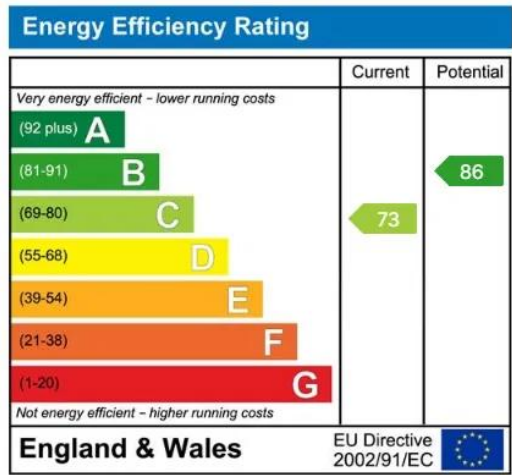
The Bathroom offers a three piece suite comprising of panelled bath, pedestal wash hand basin and low level WC. An opaque double glazed window looks to front elevation and the room features decorative tiling to walls, chrome heated towel radiator, extractor fan and tile effect cushioned flooring underfoot.



# Floor Plan & EPC

## Approximate Gross Internal Area

Ground Floor	49.4 sq. metres / 531.9sq. feet
First Floor	49.4 sq. metres /531.7 sq. feet
Total	98.8 sq. metres /1063.6 sq. feet



Total area: approx. 98.8 sq. metres (1063.6 sq. feet)











Local Authority  
Gateshead

Council Tax  
Band C

Tenure  
Freehold

Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon competition. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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