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ROCKWOOD HILL ESTATE, GREENSIDE, RYTON, NE40

£170,000


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An excellent opportunity to purchase this well-presented three-bedroom semi-detached home, ideally situated within the popular residential area of Greenside. Offering spacious and versatile accommodation throughout, the property is perfectly suited to a range of buyers, including first-time purchasers, growing families and those looking to upsize.

The property has been well maintained and offers a comfortable living environment, with generous proportions, practical living space and excellent potential for buyers to make it their own.

Externally, the home benefits from attractive, established gardens to both the front and rear, with the generous rear garden providing an ideal space for outdoor relaxation and entertaining.

With approximately 1,002 sq. ft. of accommodation, this freehold property represents an appealing opportunity for buyers seeking a spacious family home in an established residential location.

Greenside is a popular village situated on the outskirts of Ryton, offering a pleasant semi-rural setting whilst remaining conveniently positioned for access to Newcastle, Gateshead and the surrounding areas. The village benefits from a range of local amenities, with further shopping, leisure and recreational facilities available in nearby Ryton and Blaydon. Its combination of village charm, surrounding countryside and accessibility makes Greenside an attractive location for a variety of buyers.

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Accessed via a UPVC entrance door, the hallway provides access to the main ground floor accommodation, with stairs leading to the first floor.

A spacious and welcoming lounge featuring a front-facing window allowing plenty of natural light. The room benefits from a feature fireplace with decorative surround, carpeted flooring, coving to the ceiling and a central heating radiator. An attractive archway provides open access to the dining room. A well-proportioned dining room offering ample space for a family dining table and chairs. Featuring carpeted flooring, decorative coving, a central heating radiator and glazed doors providing access to the rear garden.

The kitchen is fitted with a range of wood-effect wall and base units, complemented by contrasting work surfaces and tiled splashbacks. Incorporating a stainless steel sink with mixer tap, integrated double oven and gas hob, alongside a rear-facing window, practical flooring and a breakfast bar area. A useful utility room provides additional space for laundry appliances and storage, with a window, external access door and practical flooring. A convenient ground floor WC is also located off this area.

The first floor landing provides access to all three bedrooms and the family bathroom.

The main bedroom is a generously sized double room featuring a front-facing window, carpeted flooring and a central heating radiator, with ample space for freestanding bedroom furniture. The second bedroom is another well-proportioned double room featuring a window, carpeted flooring, a central heating radiator and space for bedroom furnishings. The third bedroom offers versatile accommodation, suitable for use as a single bedroom, nursery or home office, featuring a window, carpeted flooring and a central heating radiator.

The spacious family bathroom is fitted with a four-piece suite comprising a panelled bath, separate shower enclosure, pedestal wash hand basin and low-level WC. The room benefits from tiled walls, tiled flooring and frosted windows providing natural light and privacy.

Externally, the property benefits from a neatly maintained front garden with established hedging, a paved pathway and low-maintenance planted areas. To the rear is a generous enclosed garden, predominantly laid to lawn with established shrubs, mature planting and paved pathways, offering excellent outdoor space with scope for further landscaping and personalisation.





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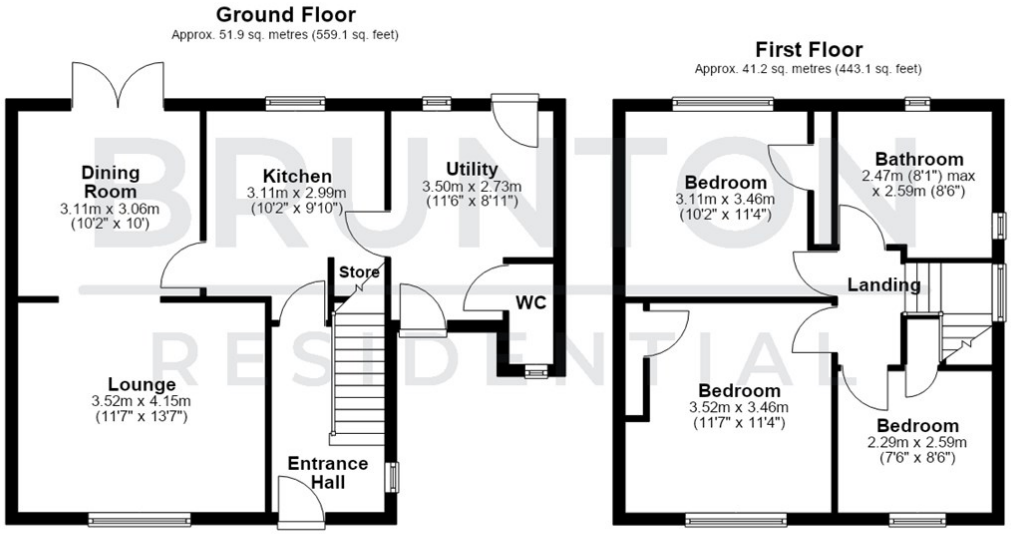
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TENURE : Freehold

LOCAL AUTHORITY : Gateshead CC

COUNCIL TAX BAND : B

EPC RATING : D



Total area: approx. 93.1 sq. metres (1002.2 sq. feet)



