# GREENFIELD PLACE

## RYTON

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welcoming you home



***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! EPC rating C.



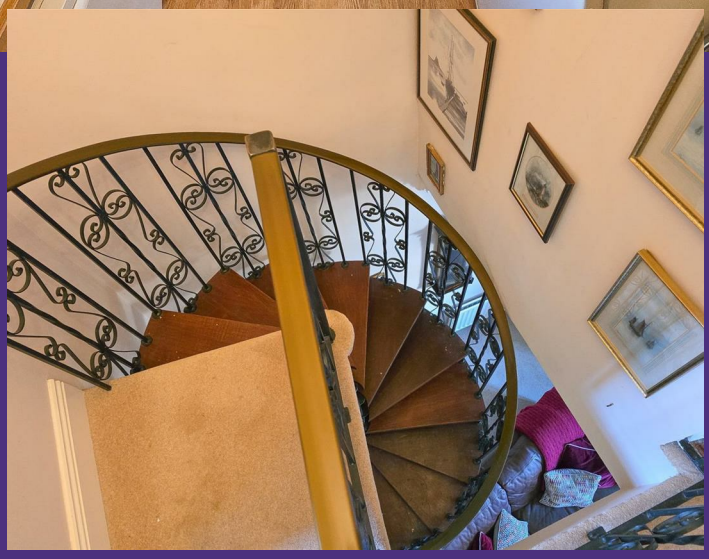






- ***CHAIN FREE***
- Easy Access to Ryton Village
- Viewing Essential!
- Lovely Three Bedroom Terrace
- Garden on Pedestrian Walkway
- EPC Rating C


Tel: 0191 432 2222








PHILIPS
DVD-R



Lounge
16'4" x 17'11" 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"
Built in cupboard housing gas fired combi boiler.

Kitchen
21'1" x 6'10"
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
Fitted wardrobes.

Bedroom 2
10'10" x 9'6" max

Bedroom 3

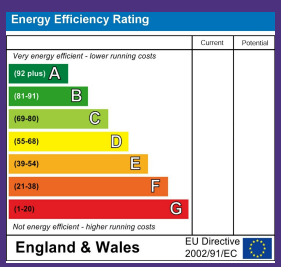
Bathroom
11'1" x 6'11"
Bath, separate shower cubicle, wash basin, W/C.

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.




Asking Price £260,000




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

Disclaimer

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Alto, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Alto have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.




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