



Coalburns | Greenside | NE40 4JN

**OIEO £450,000**



3



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**DETACHED COTTAGE**

**THREE BEDROOMS**

**EXPANSIVE GARDENS**

**GROUND FLOOR WC**

**VERY WELL PRESENTED**

**EN SUITE TO MASTER**

**POTENTIAL TO DEVELOP**

**PARKING AND GARAGE**

**RMS** | Rook  
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THIS THREE-BEDROOM DETACHED STONE-BUILT COTTAGE IS OFFERED FOR SALE IN COALBURNS, NEAR RYTON, AND IS PRESENTED IN VERY GOOD CONDITION. THE PROPERTY INCLUDES A SPACIOUS RECEPTION ROOM FEATURING AN INGLENOOK FIREPLACE WITH LOG BURNER, CREATING A CLEAR FOCAL POINT FOR THE MAIN LIVING AREA. THE KITCHEN PROVIDES A KITCHEN ISLAND AND GOOD NATURAL LIGHT, WITH THE ADDITIONAL BENEFIT OF A SEPARATE UTILITY ROOM. A DOWNSTAIRS WC ADDS FURTHER PRACTICALITY.

UPSTAIRS, THERE ARE THREE DOUBLE BEDROOMS. THE MAIN BEDROOM INCLUDES AN EN-SUITE, WHILE THE FAMILY BATHROOM OFFERS BOTH A SEPARATE SHOWER AND BATH. OUTSIDE, THE COTTAGE SITS WITHIN LARGE GARDENS AND INCLUDES A DETACHED GARAGE. THERE IS NOTED POTENTIAL FOR DEVELOPMENT, SUBJECT TO OBTAINING THE RELEVANT CONSENTS.

COALBURNS IS A SMALL HAMLET ON THE OUTSKIRTS OF RYTON, OFFERING ACCESS TO SURROUNDING GREEN SPACES AND COUNTRYSIDE WALKS. RYTON ITSELF PROVIDES LOCAL AMENITIES INCLUDING SHOPS AND SERVICES, WITH FURTHER FACILITIES AVAILABLE IN NEARBY CRAWCROOK AND PRUDHOE.

PUBLIC TRANSPORT IS TYPICALLY ACCESSED VIA BUS SERVICES CONNECTING RYTON WITH NEWCASTLE UPON TYNE, PRUDHOE AND SURROUNDING AREAS. THE NEAREST MAINLINE RAIL OPTIONS ARE FOUND AT WYLAM AND PRUDHOE STATIONS, BOTH A DRIVE AWAY, OFFERING SERVICES TOWARDS NEWCASTLE AND CARLISLE. ROAD LINKS VIA THE A695 AND A1 PROVIDE ROUTES INTO NEWCASTLE CITY CENTRE AND ACROSS TYNESIDE.

THIS DETACHED HOUSE MAY SUIT FAMILIES SEEKING A THREE-BEDROOM HOME WITH SUBSTANTIAL GARDENS IN A LOCATION WITH ACCESS TO GREEN SPACES AND NEARBY VILLAGE AMENITIES.

The accommodation:

Porch:  
UPVC door to the front, tiled floor and UPVC door to;

Hallway:  
Under stairs storage cupboard and radiator.

WC:  
UPVC window, low level wc, pedestal wash hand basin and radiator.

Kitchen: 15'10" 4.83m x 11'3" 3.43m  
Two UPVC windows, fitted with a range of matching wall and base units with work surfaces above incorporating Belfast sink unit, Range style cooker, Island and radiator.

Utility Room:  
UPVC window and UPVC door to the garden, storage, plumbed for washing machine and plumbed for dishwasher.

Lounge: 15'10" 4.83m x 15'10" 4.83m  
UPVC window, stone inglenook and log burner, solid wood flooring and radiator.

Conservatory:  
UPVC conservatory, UPVC French doors to the garden, solid wood flooring and radiator.

First Floor Landing:  
UPVC window.

Bedroom One: 14'0" 4.27m x 10'4" 3.15m  
UPVC window and radiator.

En Suite:  
UPVC window, shower, low level wc, pedestal wash hand basin, storage and part tiled.

Bedroom Two: 16'1" 4.90m x 8'3" 2.52m  
UPVC window and radiator.

Bedroom Three: 13'4" 4.06m x 8'2" 2.48m  
UPVC window and radiator.

Bathroom:  
UPVC window, bath, shower cubicle, vanity wash hand basin, low level wc, part tiled and radiator.

Externally:  
There is parking to the front and to the rear a large lawned garden with patio and decking. There is a large detached garage and the potential to build a separate dwelling.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS  
Broadband: UNKNOWN  
Mobile Signal Coverage Blackspot: No  
Parking: DRIVEWAY

#### MINING

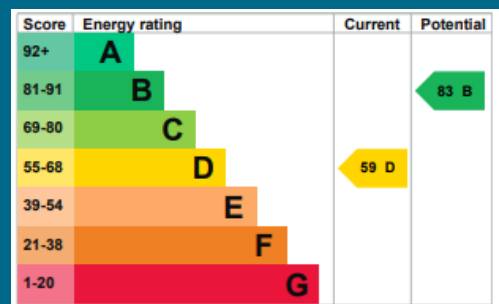
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D  
EPC RATING: D

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