



Plantation Court | Greenside | NE40 4BF

**OIEO £110,000**



**WELL PRESENTED**

**TWO BEDROOMS**

**NO ONWARD CHAIN**

**ALLOCATED PARKING**

**REAR GARDEN**

**IDEAL FIRST TIME BUY**

**GREAT TRANSPORT LINKS**

**GOOD LOCAL AMENITIES**

**RMS** | Rook  
Matthews  
Sayer

THIS 2-BEDROOM TERRACED HOUSE IN GREENSIDE, RYTON OFFERS A PRACTICAL LAYOUT IN GOOD CONDITION, IDEAL FOR FIRST-TIME BUYERS OR INVESTORS.

INSIDE, THE PROPERTY FEATURES A RECEPTION ROOM WITH LARGE WINDOWS THAT BRING IN PLENTY OF NATURAL LIGHT. THE KITCHEN INCLUDES A BREAKFAST AREA, PROVIDING SPACE FOR INFORMAL DINING, AND FRENCH DOORS OPENING DIRECTLY ONTO THE LOW MAINTENANCE REAR GARDEN - A CONVENIENT SPOT FOR RELAXING OR OUTDOOR DINING. UPSTAIRS, THERE IS ONE DOUBLE BEDROOM AND ONE SINGLE BEDROOM, ALONG WITH A BATHROOM FITTED WITH A SHOWER OVER THE BATH.

OUTSIDE, THE PROPERTY BENEFITS FROM ALLOCATED PARKING AND A LOW MAINTENANCE REAR GARDEN, MAKING IT EASIER TO LOOK AFTER AND ENJOY.

GREENSIDE IS WELL PLACED FOR ACCESS TO LOCAL AMENITIES IN NEARBY RYTON AND CRAWCROOK, WHERE YOU'LL FIND SHOPS, CAFÉS, AND EVERYDAY SERVICES. THERE ARE SEVERAL SCHOOLS WITHIN THE WIDER RYTON AREA, MAKING THIS A PRACTICAL CHOICE FOR BUYERS PLANNING AHEAD.

PUBLIC TRANSPORT LINKS CONNECT RYTON AND GREENSIDE TO NEWCASTLE UPON TYNE AND GATESHEAD VIA LOCAL BUS SERVICES, WITH TYPICAL JOURNEY TIMES TO CENTRAL NEWCASTLE OF AROUND 35-45 MINUTES, DEPENDING ON THE ROUTE. THE NEAREST MAINLINE TRAIN SERVICES ARE AVAILABLE FROM NEWCASTLE CENTRAL STATION, OFFERING CONNECTIONS ACROSS THE REGION AND BEYOND.

OFFERED WITH NO ONWARD CHAIN, THIS TERRACED HOUSE PROVIDES A STRAIGHTFORWARD OPPORTUNITY TO PURCHASE A WELL-LOCATED HOME WITH GOOD ACCESS TO LOCAL AMENITIES AND TRANSPORT.

The accommodation:

Lounge: 14'9" 4.50m x 12'8" 3.86m max  
UPVC door to the front, UPVC window and radiator.

Kitchen: 12'9" 3.89m x 8'10" 2.69m  
UPVC window, UPVC French doors, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink with drainer, tiled splash backs, integrated gas hob and electric oven, plumbed for washing machine, tiled floor and understairs storage.

WC:  
WC, wash hand basin and extractor fan.

First Floor Landing:

Bedroom One: 13'5" 4.09m x 12'9" 3.89m  
UPVC window and radiator.

Bedroom Two: 10'4" 3.15m x 6'3" 1.91m  
UPVC window and radiator.

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

Externally:  
There is a low maintenance enclosed rear garden and allocated parking.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS  
Broadband: FIBRE TO CABINET  
Mobile Signal Coverage Blackspot: No  
Parking: ALLOCATED PARKING

#### 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.

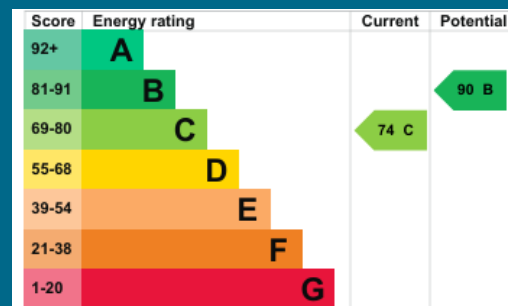
#### TENURE

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: A

EPC RATING: C

RY00007479.VS.EM.29.05.2026.V.3.



T: 0191 4131313

ryton@rmsestateagents.co.uk

**RMS** | Rook  
Matthews  
Sayer



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**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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