

# GILMORE ESTATES

Property Sales & Lettings



£225,000

, Silvertop Gardens, Greenside, Ryton, , NE40 4SF

# 1 Silvertop Gardens, Greenside, Ryton, NE40 4SF

Welcome to this modern and extended end of terrace house located in the charming village of Silvertop Gardens, Greenside, Ryton. This delightful property boasts three spacious double bedrooms, making it an ideal home for families or those seeking extra space.

EPC rating A. Low running costs via solar panels and battery pack with income from feed in tariff.

As you enter, you will be greeted by a generous lounge, perfect for relaxing or entertaining guests. The heart of the home is undoubtedly the impressive dining kitchen, which offers ample room for family meals and gatherings.

## Entrance Porch

8'2" x 7'6" (2.49 x 2.31)  
Composite entrance door to spacious hallway, Upvc window to side aspect, central heating radiator, tiled floor, inset spotlights and Oak and glazed French doors to lounge

## Lounge

16'0" x 22'11" (4.90 x 7.01)  
Upvc window to front aspect, inset spotlights, two central heating radiator, stairs to first floor, Oak and glazed French doors to dining kitchen.

## Dining Kitchen

12'4" x 23'4" (3.78 x 7.13)  
Modern handle less wall and base units with work surfaces, high level double oven and built in microwave, .5 ceramic sink and drainer with mixer tap, integral fridge, breakfast bar, two Upvc windows to rear aspect, Upvc French doors to Juliette balcony, engineered Oak flooring and inset spotlights.

## Utility Room

15'5" x 7'7" (4.71 x 2.32)  
Upvc window to side aspect, base units with laminate work surfaces, plumbed for washing machine, solar battery, central heating radiator, tiled flooring and composite door to rear.

## Cloaks WC

3'4" x 8'1" (1.02 x 2.47)  
WC, wash hand basin and tiled flooring.

## First Floor Landing

11'11" x 16'3" (3.64 x 4.96)  
Very spacious first floor landing, Velux window and loft access.

## Bedroom One

10'1" x 16'4" (3.08 x 5.00)  
Upvc window to rear aspect walk in wardrobe and central heating radiator

## Ensuite

5'6" x 8'2" (1.68 x 2.50)  
Shower cubicle, WC and wash hand basin set into vanity unit, laminate walls and ceiling with inset spotlights, and chrome towel rail.

## Bedroom Two

16'1" x 11'8" (4.92 x 3.58)  
Upvc window to front aspect, central heating radiator and walk in wardrobe.

## Bedroom Three

18'0" x 7'7" (5.50 x 2.33)  
Upvc window to front aspect and central heating radiator.

## Bathroom

11'10" x 7'3" (3.61 x 2.23)  
Upvc window to rear aspect, white suite comprising of bath, wash hand basin, WC, separate walk in shower cubicle, chrome towel rail, laminate walls and ceiling with inset spotlights

## Front External

Block paved driveway and paving

## Rear Garden

Astro turf, shed with light and electric

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

