



**Goodfellows**  
estate agents.com

30  
Rockwood Hill  
Estate  
Ryton  
NE40 4BQ

30 Rockwood Hill Estate  
Greenside  
Ryton  
NE40 4BQ



3



1



2



C



Offers Over  
£170,000

3 bedroom semi detached house with  
no upper chain involved, Driveway,  
Downstairs W/C, open plan Lounge  
Diner, ideal for a first time buyer.



### Ground Floor

Approx. 56.9 sq. metres (612.1 sq. feet)



### First Floor

Approx. 44.2 sq. metres (475.4 sq. feet)



Total area: approx. 101.0 sq. metres (1087.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only.  
Version 1

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

EPC Rating: C

Council Tax Band: B

DIRECTIONS

#### CONTACT

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<https://www.goodfellowsestateagents.com/>

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