



Fox Dene View | Greenside | NE40 4LS

£120,000



2



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2

TWO BEDROOMS

UPPER FLAT

EN SUITE FACILITIES

BRIGHT LOUNGE/DINING

ALLOCATED PARKING

NEUTRAL DECOR

VIEWING ADVISED

LEASEHOLD

RMS | Rook
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Sayer

THIS NEUTRALLY DECORATED TWO-BEDROOM FLAT IS OFFERED FOR SALE WITH A CURRENT TENANT IN SITU IN THE VILLAGE OF GREENSIDE, NEAR RYTON. ARRANGED OVER THE UPPER LEVEL, THE PROPERTY PROVIDES A PRACTICAL LAYOUT INCLUDING A LOUNGE/DINER, KITCHEN, TWO DOUBLE BEDROOMS AND TWO BATHROOMS. ONE OF THE BEDROOMS BENEFITS FROM ITS OWN EN-SUITE, AND THERE IS AN ADDITIONAL DOWNSTAIRS W/C FOR EVERYDAY CONVENIENCE. AN ALLOCATED PARKING BAY IS INCLUDED.

THE PROPERTY IS BEING LOVINGLY MAINTAINED BY THE CURRENT TENANTS AND THEY ARE VERY HAPPY TO CONTINUE TO LIVE AT THE PROPERTY, AND ARE PAYING £690.00 PER MONTH.

GREENSIDE IS A WELL-REGARDED SEMI-RURAL LOCATION WITH A TRADITIONAL VILLAGE FEEL, OFFERING ACCESS TO LOCAL SHOPS, PUBS AND EVERYDAY AMENITIES BOTH IN THE VILLAGE AND NEARBY RYTON. RYTON'S AMENITIES INCLUDE SUPERMARKETS, INDEPENDENT CAFÉS AND TAKEAWAYS, TOGETHER WITH LOCAL SERVICES ALONG THE MAIN SHOPPING STREETS.

OUTDOOR SPACES ARE A NOTABLE FEATURE OF THE WIDER AREA, WITH COUNTRYSIDE WALKS ACCESSIBLE FROM THE VILLAGE AND FURTHER GREEN SPACE AVAILABLE IN AND AROUND RYTON, INCLUDING RIVERSIDE PATHS ALONG THE NEARBY RIVER TYNE.

PUBLIC TRANSPORT LINKS ARE AVAILABLE VIA LOCAL BUS SERVICES CONNECTING GREENSIDE AND RYTON TO SURROUNDING TOWNS AND INTO NEWCASTLE UPON TYNE AND GATESHEAD. FROM RYTON AND NEARBY AREAS, BUSES TYPICALLY PROVIDE ONWARD CONNECTIONS TO NEWCASTLE CITY CENTRE FOR SHOPPING, EMPLOYMENT AND FURTHER TRANSPORT LINKS BY RAIL AND METRO.

ROAD CONNECTIONS ARE CONVENIENT, WITH ROUTES TOWARDS THE A695 AND A1 PROVIDING ACCESS ACROSS TYNESIDE AND BEYOND. THIS TWO-BEDROOM FLAT REPRESENTS AN APPEALING OPTION FOR THOSE SEEKING A WELL-LAID-OUT HOME IN A VILLAGE SETTING WITHIN REACH OF NEWCASTLE AND THE WIDER TYNE VALLEY.

The accommodation:

Hallway: 6'5" 1.96m x 6'2" 1.85m
Double glazed entrance door, double glazed window to the front, radiator and stairs to first floor.

WC:
Low level push button wc, corner pedestal wash hand basin and radiator.

Landing:
Double glazed window to the side, two storage cupboards and two radiators.

Bathroom wc:
Double glazed window to the rear, paneled bath with mixer taps and shower attachment, low level push button wc, pedestal wash hand basin and extractor.

Storage Cupboard:

Kitchen: 10'5" 3.18m x 5'4" 1.62m
Double glazed window to the rear, fitted with a range of matching wall and base units with work surfaces above

incorporating sink with drainer, electric oven and gas hob, plumbed for washing machine and integrated fridge freezer.

Lounge/Diner:
Double glazed French Juliet balcony to the side, double glazed window to the side and two radiators.

Bedroom One: 10'10" 3.30m plus recess x 10'0" 3.05m
Double glazed window to the side, fitted wardrobes, radiator and door to;

En Suite:
Double glazed window to the side, shower cubicle, low level push button wc, pedestal wash hand basin and extractor hood.

Bedroom Two: 13'11" 4.24m x 8'1" 2.46m
Double glazed window to the front and radiator.

Externally:
There is an allocated parking bay.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: CABLE
Mobile Signal Coverage Blackspot: No
Parking: ALLOCATED PARKING SPACE

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

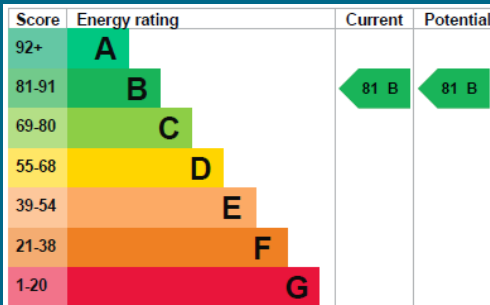
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 23 June 2006
Ground Rent/Building Insurance: £330 yearly

Agents Note:
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

COUNCIL TAX BAND: A
EPC RATING: B

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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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