



Greenwell Terrace | Crawcrook | NE40 4PD

**OIEO £130,000**



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**STONE BUILT**

**LARGE LOUNGE**

**MODERN KITCHEN**

**MODERN BATHROOM**

**FRONT GARDEN**

**REAR YARD**

**STREET PARKING**

**NO CHAIN**

**RMS** | Rook  
Matthews  
Sayer

THIS TWO-BEDROOM TERRACED HOUSE IS FOR SALE IN RYTON AND IS WELL SUITED TO FIRST-TIME BUYERS, DOWN SIZERS AND INVESTORS LOOKING FOR A PRACTICAL HOME IN GOOD CONDITION WITH CONVENIENT LOCAL AMENITIES.

ON THE GROUND FLOOR, THERE IS A RECEPTION ROOM FEATURING A FIREPLACE, OFFERING A WELCOMING FOCAL POINT AND A COMFORTABLE LIVING AREA. THE STYLISH KITCHEN INCLUDES DINING SPACE, PROVIDING A SOCIABLE SETTING FOR MEALS AND EVERYDAY USE.

UPSTAIRS, THE PROPERTY OFFERS A DOUBLE BEDROOM WITH BUILT-IN WARDROBES, MAXIMISING STORAGE, ALONG WITH A FURTHER SINGLE BEDROOM. THE BATHROOM IS FITTED WITH A LARGE WALK-IN SHOWER, GIVING A SPACIOUS AND ACCESSIBLE WASHROOM. OUTSIDE, THERE IS A WESTERLY FACING REAR YARD, IDEAL FOR ENJOYING THE AFTERNOON AND EVENING SUN, AND ON-STREET PARKING IS AVAILABLE. THE PROPERTY IS OFFERED WITH NO ONWARD CHAIN.

RYTON PROVIDES A RANGE OF LOCAL AMENITIES INCLUDING SHOPS, CAFES AND EVERYDAY SERVICES, WITH PLEASANT RIVERSIDE AND GREEN SPACES NEARBY FOR WALKING AND LEISURE. THE AREA IS WELL PLACED FOR ACCESS INTO NEWCASTLE UPON TYNE AND SURROUNDING TOWNS VIA LOCAL BUS ROUTES, WITH REGULAR SERVICES RUNNING ALONG THE MAIN ROADS THROUGH RYTON. FROM NEARBY BLAYDON RAILWAY STATION, THERE ARE TRAINS TOWARDS NEWCASTLE AND HEXHAM, WITH JOURNEYS TO NEWCASTLE TYPICALLY TAKING AROUND 10-15 MINUTES, MAKING COMMUTING MANAGEABLE.

THIS TERRACED HOUSE COMBINES MANAGEABLE ACCOMMODATION WITH ACCESS TO LOCAL FACILITIES AND TRANSPORT CONNECTIONS, MAKING IT A STRAIGHTFORWARD OPTION FOR BUYERS TAKING THEIR FIRST STEP ONTO THE PROPERTY LADDER.

The accommodation:

Entrance:

Composite door to the front and radiator.

Lounge: 17'11" 5.46m x 16'7" 5.05m into alcoves  
UPVC window to the front, gas fire and radiator.

Kitchen: 15'11" 4.85m x 8'2" 2.48m  
UPVC door to the rear, UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit with drainer, space for free standing cooker, plumbed for washing machine, dining space and radiator.

First Floor Landing:

Bedroom One: 13'4" 4.06m plus robes x 10'7" 3.22m  
UPVC window, two fitted wardrobes and radiator.

Bedroom Two: 10'3" 3.12m x 7'3" 2.21m  
UPVC window and radiator.

Shower Room:

UPVC window, large walk in shower, low level wc, vanity wash hand basin, fully tiled, storage and heated towel rail.

Externally:

There is a garden to the front and a yard to the rear.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: NONE

Mobile Signal Coverage Blackspot: No

Parking: ON STREET

#### 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. The North East region is famous for its rich mining heritage. We have been advised that the property is known to be at risk from mining activities in the locality, therefore please speak with your conveyancer for further information.

#### 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: B

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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