



### 3 bed terraced house to buy in

Lead Road, Greenside, Ryton, Tyne and Wear, NE40 4SZ

**£155,000**

🏠 x3 🚗 x1 🚻 x1

Tenure

**Freehold**

### Property features

- ✓ Three Bedroom Terrace
- ✓ Modern Bathroom
- ✓ Gardens to Front and Rear
- ✓ Freehold
- ✓ EPC Rating C

On Street parking

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Intermittent

## Description

\*\*\*THREE BEDROOMS\*\*\*

\*\*\*FRONT AND REAR GARDENS\*\*\*

\*\*\*MODERN BATHROOM\*\*\*

Pattinson welcome to the market this beautifully presented three bedroom terraced house, located on Lead Road in Greenside.

To the ground floor, the property comprises an entrance porch, entrance hallway, open plan living room/dining room and kitchen. To the first floor you have two double bedrooms and a single bedroom, with a jack-and-jill bathroom. Externally, there is a garden to the front, and a paved garden to the rear with a raised garden area beyond the rear fence and a garage-en-bloc. The property benefits from gas central heating, with the boiler being fitted 3 years ago and serviced annually.

Greenside is conveniently located with easy access to local shops, restaurants and pubs, the local community centre hosts a range of activities for children and adults in the area. There are good transport links to Newcastle, Metrocentre and Hexham with the Go North East 10, 10A and 10B busses running frequently throughout the day.

Early viewing is essential to appreciate the quality of this property. Please contact our team at Pattinson Whickham to arrange a viewing.

Council Tax Band: B

Tenure: Freehold

Price: £155,000

Property Type: Terraced House

Parking: On Street, Garage En Bloc

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Intermittent

## Porch

Double glazed windows and composite front door. Wooden internal door to the hallway.

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## Entrance Hallway

Stairs to the first floor, doors to the open plan living room / diner and kitchen. Central heating radiator.

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## Living Room

Open plan with dining room. Newly fitted uPVC double glazed window, central heating radiator.



## Dining Room

uPVC double glazed French Doors to rear garden, central heating radiator.



## Kitchen

Range of wall and floor units, space for cooker, fridge/freezer and washing machine (integrated appliance doors are also available). uPVC double glazed window and back door, central heating radiator.



## Bedroom 1

Double bedroom, uPVC double glazed window, central heating radiator. Inbuilt wardrobes. Door to access Jack & Jill Bathroom.



## Bedroom 2

Double Bedroom, integrated sliding door wardrobes, uPVC double glazed window, central heating radiator.



## Bedroom 3

Single bedroom, uPVC double glazed window, central heating radiator.



## Bathroom

Jack & Jill with doors to access Bedroom 1 and the landing. Jacuzzi bath, pedestal sink, walk-in shower and low lying toilet and heated towel rail.



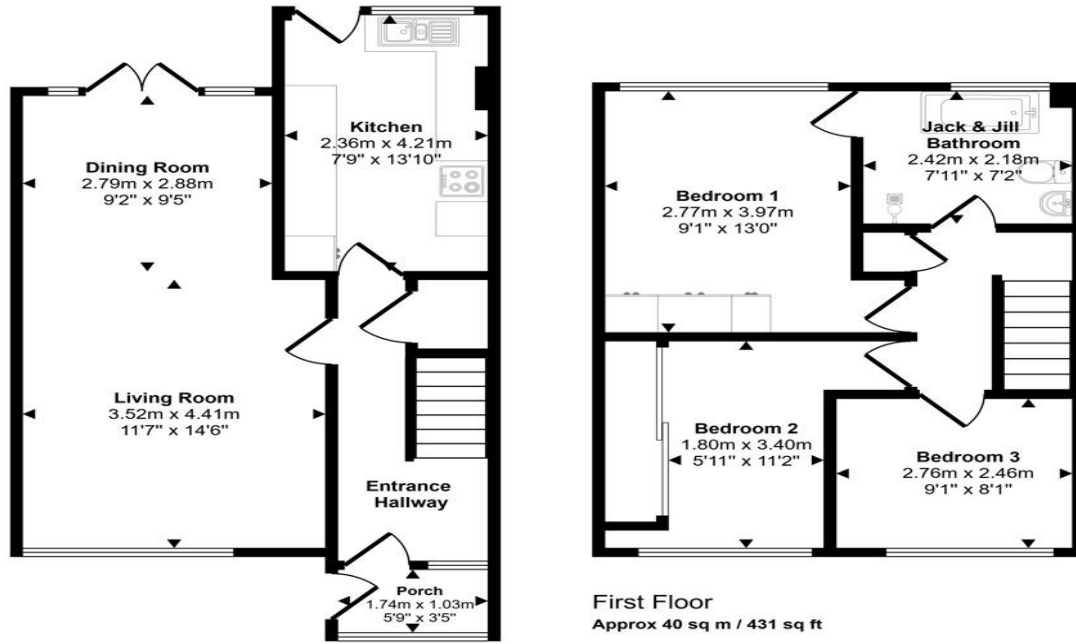
## External

Planted gravelled garden to the front, and a paved patio to the rear. Beyond the rear fence is a section of land which is used by this property, which currently houses a rotary washing line.

The property also benefits from a garage-en-bloc, which is the first garage located down the lane to the left of the row of terraced houses.



Approx Gross Internal Area  
85 sq m / 920 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	71	
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

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