

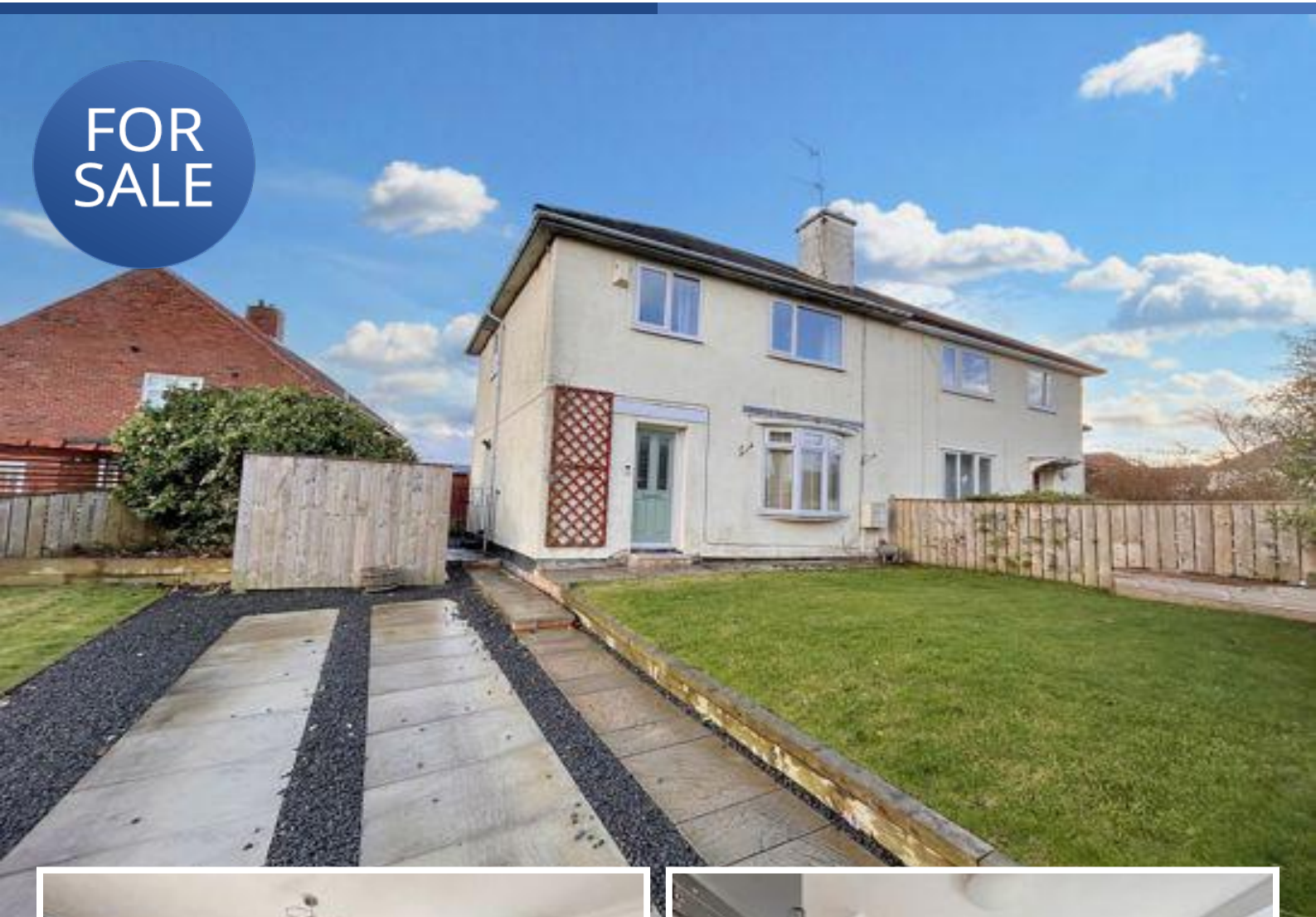
3 bed semi-detached house to buy in NE11 ✓

Rowanwood Gardens, Lobley Hill,
Tyne and Wear, NE11 0DP

£165,000

- ✓ Semi Detached House
- ✓ Three Bedrooms Two Reception
- ✓ Gas Central Heating
- ✓ UPVC Double Glazing
- ✓ Off Road Parking

FOR
SALE



Summary

- Property Type: Semi-detached house - Bedrooms: 3 - Parking: Driveway - Central Heating: Gas
- Price: £165,000
- Tenure: Freehold

Description

This well presented semi detached house enjoying a corner plot is located on a popular estate close to Emanuel College, Team Valley Trading Estate and The A1 offers fantastic family accommodation. there are many great features including UPVC double glazing, gas central heating, two reception rooms gardens front, side and rear and off road parking.

The accommodation comprises an entrance hall, lounge. dining room, kitchen, three bedrooms and a bathroom. Externally there is a garden to the front with driveway, lawned side garden and a paved rear garden. This is a fantastic property and needs to be viewed to be fully appreciated.

Council Tax Band: A

Tenure: Freehold

EPC Rating: D

Entrance Hall

Composite door, stairs to the first floor, radiator, laminate flooring



Lounge

3.20m x 4.20m (10'5" x 13'9")

UPVC double glazed bay window, living flame gas fire set to a feature fire surround and marble style inlay, radiator, laminate flooring, opening to the dining room



Dining Room

3.20m x 3.30m (10'5" x 10'9")

UPVC double glazed French style double doors leading to the rear garden, laminate flooring, radiator



Kitchen

3.00m x 3.30m (9'10" x 10'9")

Fitted in a range of wall and base units, electric hob, built in electric double oven stainless steel sink and drainer, space for automatic washing machine, UPVC double glazed window and door, tiled floor and part tiled walls



First Floor Landing

Cupboard housing combi boiler, UPVC double glazed window



Bedroom One

3.60m x 3.20m (11'9" x 10'5")

UPVC double glazed window, with views over the valley, built in cupboard, radiator



Bedroom Two

3.20m x 3.40m (10'5" x 11'1")

UPVC double glazed window, radiator



Bedroom Three

2.90m x 2.30m (9'6" x 7'6")

(Measurements include bulkhead) UPVC double glazed window, radiator



Bathroom

2.10m x 1.70m (6'10" x 5'6")

Panelled bathe with mains fed shower and shower screen, WC and wash basin to vanity unit, part tiled walls, chrome heated towel rail



External

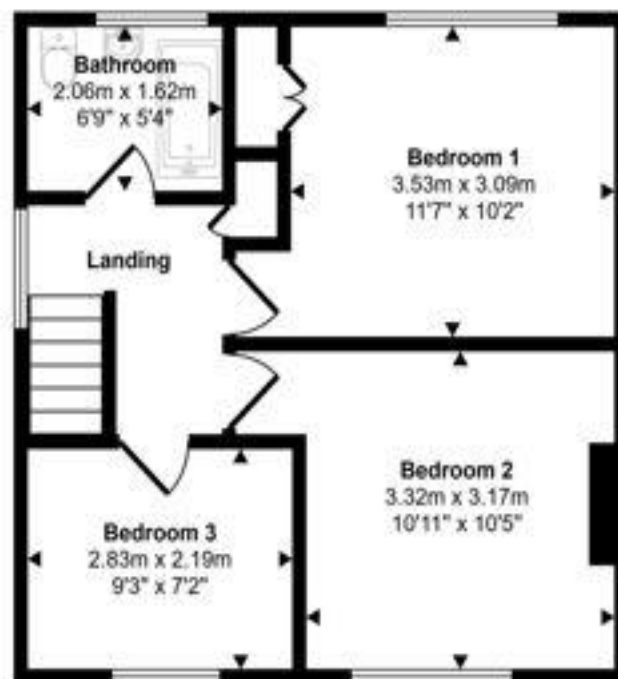
Gardens to the front side and rear with a driveway to the front for off road parking



Approx Gross Internal Area
81 sq m / 869 sq ft



Ground Floor
Approx 40 sq m / 434 sq ft



First Floor
Approx 40 sq m / 435 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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Rowanwood Gardens, Lobley Hill, Gateshead, Tyne and Wear, NE11 0DP

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

4 Fellside Road, Whickham, Newcastle Upon Tyne, Tyne & Wear, NE16 4JU, Tel: 0191 477 5116, www.pattinson.co.uk

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