



4 bed semi-detached house to buy in NE6

Rowantree Road, Walkerville, Newcastle upon Tyne, Tyne and Wear, NE6 4TD

£360,000 Offers Over

 x 4  x 2  x 1

Tenure

Freehold

Driveway parking

Property features

- ✓ Four Bedrooms
- ✓ Semi-Detached House
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

Arrange a viewing

Hayley McCormack
Sales Negotiator
Heaton

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Rare to the market is this unique four bedroom semi detached bungalow located on this sought after street. The property is ideally located close to all local amenities, good schools and good transport links to Newcastle City Centre, the Coast and South Tyneside.

The accommodation comprises; porch, entrance hall, lounge, Modern fitted kitchen/diner with a good range of wall and base units, complimenting quartz work surfaces, sunken stainless steel sink with mixer tap, tiled splashback, space for appliances, space for dining table, island with breakfast bar, UPVC double glazed French doors leading to the rear garden and two radiators.. Two bedrooms and four piece family bathroom/WC.

Externally to the front is mainly block paved providing off street parking with side access leading to the rear garden and walled boundaries. To the rear is a private south facing garden mainly laid to lawn with paved area, brick built pagoda, garden entertainment room and fenced boundaries.

Properties in this area are extremely in demand so view early to avoid disappointment.

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g318a2>

Please contact the Heaton Branch on for further information and viewings.

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £360,000

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

Front External

To the front of the property is mainly paved providing off street parking with walled and fenced boundaries.

Porch

With UPVC double glazed entrance door leading to the entrance hallway.

Entrance Hall

With doors off to the lounge, dining kitchen, bedroom three and family bathroom/WC.

Lounge

7.95m x 3.42m (26'0" x 11'2")

26ft lounge with UPVC double glazed walk in bay window to the front, multi fuel log burner, stairs to the first floor and two radiators.

Dining Kitchen

6.70m x 5.98m (21'11" x 19'7")

Modern fitted kitchen/diner with a good range of wall and base units, complimenting quartz work surfaces, sunken stainless steel sink with mixer tap, tiled splashback, space for appliances, space for dining table, island with breakfast bar, UPVC double glazed French doors leading to the rear garden and two radiators.

Bedroom Two

4.60m x 4.22m (15'1" x 13'10")

Located on the ground floor with UPVC double glazed walk in bay window to the front, fitted wardrobes and radiators.

Bedroom Three

4.64m x 2.90m (15'2" x 9'6")

Just off the lounge with UPVC double glazed window to the rear, fitted wardrobes and radiator.

Family Bathroom/WC

3.12m x 2.56m (10'2" x 8'4")

Modern white four piece bathroom comprising; freestanding bath with stainless steel freestanding tap, corner shower units with additional body jets, handwash basin, low level WC, tiled walls, tiled flooring, UPVC double glazed window and heated towel rail.

First Floor Landing

With doors off to the master bedroom and bedroom four.

Master Bedroom

5.40m x 3.60m (17'8" x 11'9")

Tow UPVC double glazed windows to the rear, door off to the dressing room/en-suite fitted wardrobes and radiator.

Dressing Room

2.53m x 1.69m (8'3" x 5'6")

Just off the master bedroom with doors off to the en-suite and storage room, fitted corner wardrobe and UPVC double glazed window.

En-suite

2.48m x 1.75m (8'1" x 5'8")

Modern three piece shower room/WC comprising; walk in shower with rainfall and handheld shower head attachments, hand wash basin built into vanity, low level WC built into vanity, tiled walls, UPVC double glazed window and heated towel rail.

Bedroom Four

Currently being used as home office with Velux window to the front.

Storage Room

Just off the dressing room with Velux window to the front and further storage into the eaves.

Rear Garden

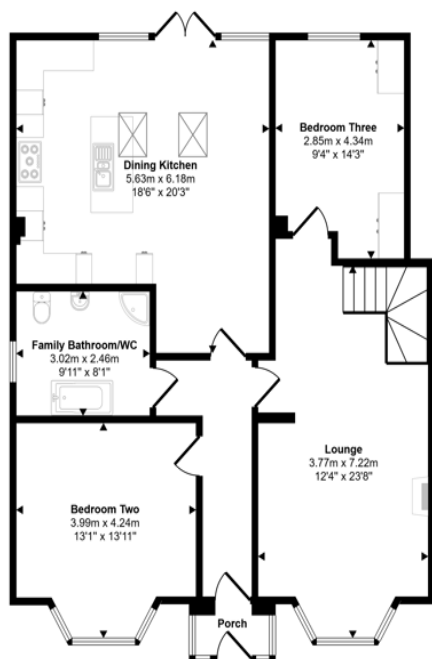
Private south facing rear garden mainly laid to lawn with paved patio area, brick built pagoda, garden entertainment room and fenced boundaries.

Detached brick built studio

Good sized outdoor entertainment room with UPVC double glazed French doors, powered for lighting and sockets and WC.

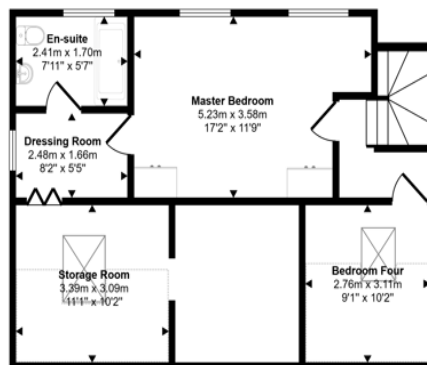


Approx Gross Internal Area
181 sq m / 1948 sq ft

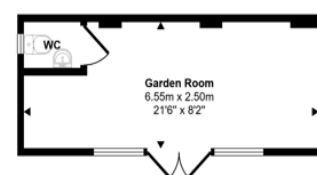


Ground Floor
Approx 103 sq m / 1112 sq ft

Denotes head height below 1.5m



First Floor
Approx 61 sq m / 660 sq ft



Garden Room
Approx 16 sq m / 177 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		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

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