



### 3 bed semi-detached house to buy in NE39

Sherburn Park Drive, Rowlands Gill, Newcastle Upon Tyne, Tyne and Wear, NE39 1QU

**£180,000** Offers over

 x3  x1  x2

Tenure

**Freehold**

### Property features

- ✓ Three bedrooms
- ✓ Semi Detached house
- ✓ Garage and driveway
- ✓ Garden to front and rear
- ✓ EPC Rating E

Driveway & Garage parking

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: E
- ✓ Heating supply: Gas

## Description

Strictly offers over

**\*\* Three Bedroom Semi-Detached Home \*\* Sought-After Village Location \*\* Ideal Family Home \*\***

Situated within a popular residential area of Rowlands Gill, this three bedroom semi detached home presents offers excellent potential for buyers looking to update and personalise, creating a home to suit their own taste and style.

The property is ideally suited to families, first-time buyers or investors seeking a well-located home with easy access to local amenities and scenic surroundings.

Offering well proportioned accommodation and located within a desirable village setting, the property will appeal to families, first-time buyers and investors alike.

The property features a bright and inviting reception room. This welcoming living space provides the perfect setting for both relaxing evenings and entertaining guests.

Upstairs, the home offers three well proportioned bedrooms, each benefiting from fitted storage providing and a versatile space that can easily adapt to modern living, whether for family members, guests or a home office.

The fitted shower room completes the interior, finished with a contemporary suit offering practicality for everyday use.

Externally, the property benefits from low-maintenance outdoor space, providing scope for personalisation and the opportunity to create an enjoyable outdoor area for relaxing or socialising.

Rowlands Gill is a highly desirable village located on the edge of the beautiful Derwent Valley, offering a range of amenities including local shops, schools and picturesque walking routes. The area also benefits from excellent transport links, providing convenient access to Gateshead, Newcastle and surrounding towns.

Offering both lifestyle appeal and practical living, this attractive property represents a fantastic opportunity in a popular village location. Early viewing is highly recommended.

Contact Pattinson Estate Agents today to arrange a viewing or for further information.

Council Tax Band: C

Tenure: Freehold

Price: Offers over £180,000

Property Type: Semi-detached house

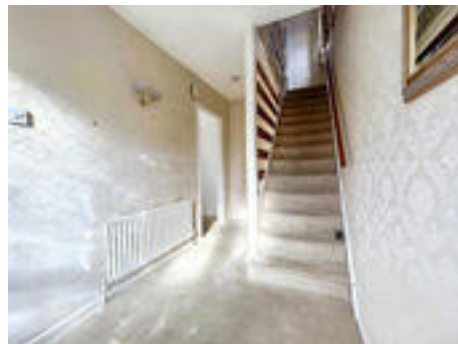
Parking: Driveway & Garage

Heating: Gas

## External Front



## Hallway



## Lounge

3.36m x 3.65m (11'0" x 11'11")



## Dining Area

2.50m x 3.10m (8'2" x 10'2")



## Kitchen

2.61m x 3.04m (8'6" x 9'11")



## Utility room

3.10m x 2.37m (10'2" x 7'9")



## WC



## Landing



## Master bedroom

2.29m x 3.71m (7'6" x 12'2")



## Bedroom 2

2.58m x 3.04m (8'5" x 9'11")



## Bedroom 3

2.20m x 2.75m (7'2" x 9'0")



## Shower room

2.45m x 1.55m (8'0" x 5'1")



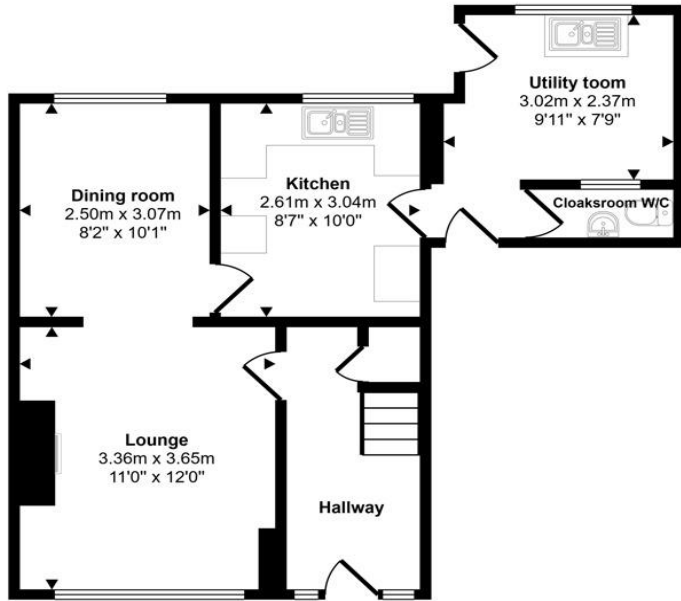
## External rear



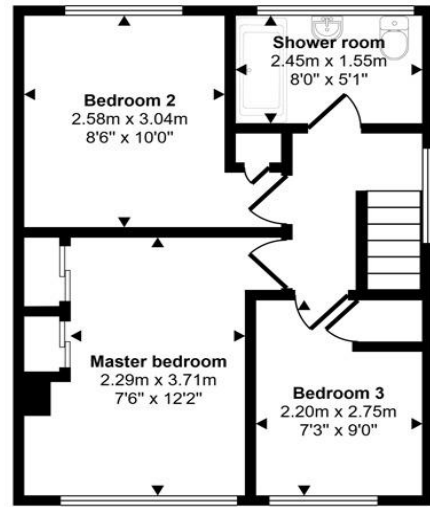
## Garage



Approx Gross Internal Area  
82 sq m / 888 sq ft



Ground Floor  
Approx 47 sq m / 501 sq ft



First Floor  
Approx 36 sq m / 387 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			70
(55-68) <b>D</b>		50	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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