

Deneway

Rowlands Gill, NE39

Asking Price: £170,000

TWO BEDROOM SEMI-DETACHED BUNGALOW WITH DRIVEWAY, GARAGE AND GARDENS | Living Spaces are delighted to offer to the sales market this two-bedroom semi-detached bungalow, situated within a popular residential location. Offering well-proportioned accommodation throughout, the property presents an excellent opportunity for buyers seeking a home they can modernise and personalise to their own taste. The accommodation briefly comprises; entrance hallway, spacious lounge, fitted kitchen, two bedrooms and a bathroom. Externally, the property benefits from gardens to the front and rear, a driveway providing off-street parking and a detached garage. With fantastic scope for improvement, this property is ideally suited to downsizers, first-time buyers and investors alike. Energy Efficiency Rating: D. Council Tax Band: B.

- Two Bedroom Bungalow
- Semi-Detached Property
- Generous Gardens
- Private Driveway
- Integral Garage
- Quiet Residential Setting
- Sought-After Location
- Excellent Potential





Hallway
Radiator, storage cupboard, access to loft.

Living Room - 4.09m x 3.80m MAX
Traditional open-fronted fire with natural sandstone surround and matching hearth, double glazed bay window, radiator.

Kitchen / Diner - 7.49m x 2.73m
Range of wall and base units with work surfaces incorporating; stainless steel sink unit with mixer tap, electric oven and hob with extractor fan above, space for washing machine, fridge freezer, double glazed window, radiator, door leading to;

Conservatory - 4.53m x 2.88m
uPVC double glazed windows and French doors to the rear garden, internal door leading to;

Garage
Single integral garage with up-and-over door.

Bedroom One - 3.33m x 3.19m MAX
Double glazed bay window, double glazed window radiator, built in wardrobes.

Bedroom Two - 3.11m x 2.44m
Double glazed window x 2, radiator.

Bathroom - 2.52m x 1.74m
Pedestal wash basin, WC, double glazed window, panel bath with shower above, part tiled walls.

External
Paved driveway and lawned area to the front, fully lawned area to the rear.

Sales and Lettings Office:
21 Grey Street
Newcastle upon Tyne, NE1 6EE

Property Management Office:
Cheviot House, Beaminster Way East
Newcastle upon Tyne, NE3 2ER

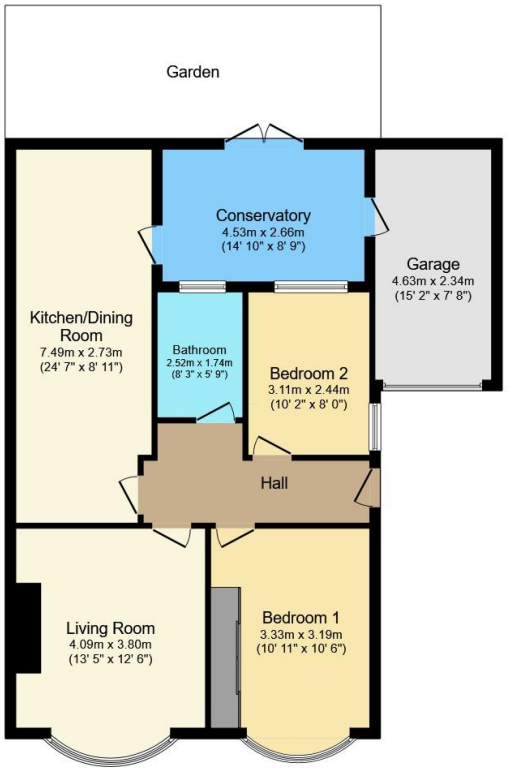
0191 222 1000
www.livingspaces.co.uk



Material Information

Tenure- Freehold.
Council Tax: Band B. Authority; https://www.gateshead.gov.uk/article/2641/2026-to-2027-Council-Tax-valuation-bands
Utilities: Mains sewerage, water, gas and electricity are connected. Heating is via central heating.
Broadband: Follow the link to check broadband providers and speeds; broadbandcheck.co.uk
Mobile Phone Coverage: Follow the link to check mobile signal for all networks; signalchecker.co.uk
Parking: There is a driveway and garage available at the property for parking.

We have not been advised of any restrictive Covenants at the outset of marketing.



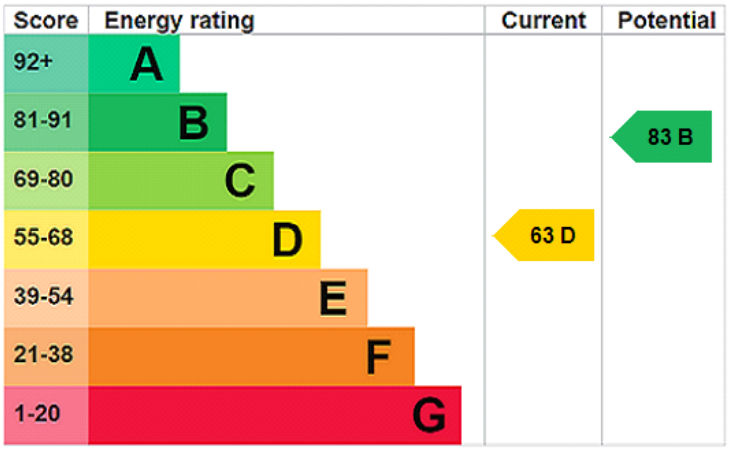
Floor Plan

Total floor area: 95.4 sq.m. (1,027 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Disclaimer
Please note, this is a draft copy of the marketing brochure.
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Kingston Property Service Limited Trading as Living Spaces, Cheviot House, Beaminster Way East, Kingston Park, Newcastle upon Tyne, NE3 2ER. Company Registration No. 04032016



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