



Rostrevor High Heworth Lane, Gateshead, Tyne & Wear, NE10 9XD

Offers Over £190,000



## Key features

- SEMI DETACHED HOUSE
- THREE BEDROOMS
- GREAT FAMILY HOME
- CLOSE TO LOCAL SCHOOLS
- IDEAL FOR TRANSPORT LINKS
- OFF STREET PARKING
- SOUGHT AFTER LOCATION
- CONSERVATORY
- ENCLOSED REAR GARDEN
- AVAILABLE NOW TO VIEW



## Description

Located in a popular area next to Heworth we introduce for sale this lovely family home. This semi detached house has a great location close to local schools, bus and transport links. The entrance hall leads through to the spacious lounge, dining room, fitted kitchen and conservatory. To the first floor there are three good size bedrooms and a bathroom with beautiful four piece suite. The property has block paving to the front to accommodate off street parking. There is an enclosed lawn garden to the rear. Early viewing of this property comes highly recommended.



ENTRANCE HALL

LOUNGE

11'11 x 11'8

DINING ROOM

14'5 x 11'11

KITCHEN

9'3 x 7'1

CONSERVATORY

12'5 x 9'3

FIRST FLOOR LANDING

BEDROOM ONE

13'1 x 12'1

BEDROOM TWO

13'2 x 11'6

BEDROOM THREE

7'11 x 6'3







## BATHROOM

9'5 x 7'2

## EXTERNAL

### DISCLAIMER SALES

The particulars on these properties are set out as a general guidance for intended purchasers or tenants, and do not constitute part of an offer or contract. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. All dimensions, descriptions and distances, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading Regulations.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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 &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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