



Sherburn Park Drive, Rowlands Gill, Tyne And Wear, NE39 1QY

Lovely three bedroom semi detached family home in the popular village of Rowlands Gill. The property has been greatly improved by the current owners and comprises of entrance porch, lounge, kitchen/dining room and utility room to the ground floor. To the first floor are three bedrooms and a bathroom W/C. Externally the property benefits from a driveway leading to attached garage. The rear garden has a raised decking area with views towards Gibside, as well as a lawn, pond and further decked area. This property must be viewed to be appreciated! EPC rating D.



Semi-Detached House

Drive, Garage & Gardens

Three Bedrooms

Viewing Essential!

Well Presented

EPC Rating D

£230,000

Lounge 17' 5" x 14' 4" (5.30m x 4.38m) max

Storage under stairs.

Kitchen/Diner 17' 8" x 11' 3" (5.39m x 3.44m) max

Modern style kitchen fitted with a range of wall and base units. Integrated double oven and hob. Space for freestanding fridge/freezer (not included). French doors to rear garden.

Utility 9' 1" x 7' 8" (2.76m x 2.33m) max

Plumbing and space for freestanding washing machine and tumble dryer (not included), built in cupboard.

Bedroom 1 13' 9" x 9' 9" (4.19m x 2.96m)

Bedroom 2 11' 5" x 9' 9" (3.49m x 2.97m)

Bedroom 3 10' 8" x 7' 8" (3.25m x 2.34m) max

Built in cupboard.

Bathroom 9' 1" x 5' 5" (2.77m x 1.66m) max

P shaped bath with shower over, feature wash basin, W/C.

Garage 17' 0" x 7' 8" (5.17m x 2.33m)

Electric roller door, power and lights.

Externally

Driveway to front leading to attached garage. Further parking available on street. Lawned garden. Rear garden with raised decking area with views towards Gibside. Lawned garden with pond and further decking area.

Additional information

Council tax band C. This property is freehold.

Important note to purchasers

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.





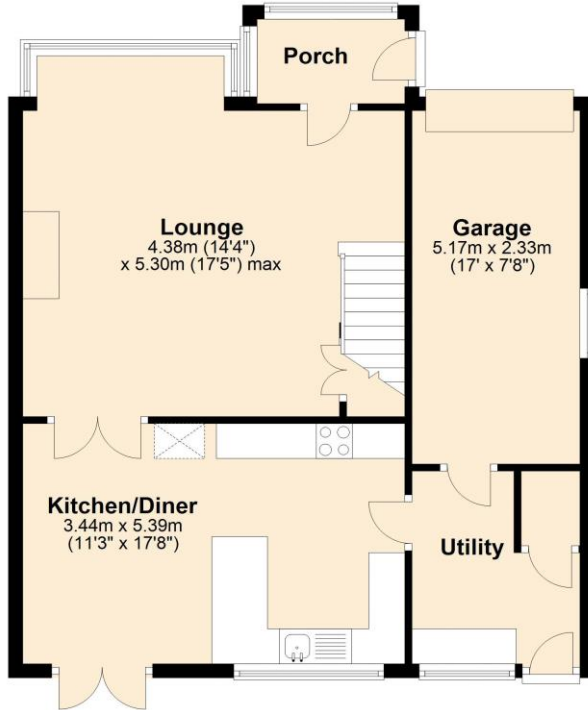
EPC Graph (full EPC available on request)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Floorplan

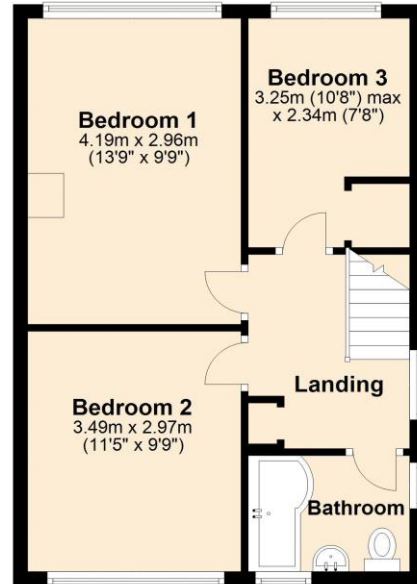
Ground Floor

Approx. 65.5 sq. metres (704.9 sq. feet)



First Floor

Approx. 43.2 sq. metres (465.1 sq. feet)



Total area: approx. 108.7 sq. metres (1170.1 sq. feet)

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