



Hookergate Lane, Rowlands Gill, Tyne And Wear, NE39 2AD

Living Local is delighted to welcome to the sale market this lovely three bedroom semi detached family home on Hookergate Lane, High Spen. To the first floor there is an open plan lounge/dining area with pleasant outlooks the the neighbouring livery fields, galley style kitchen with access to the enclosed yard to the rear. To the first floor there are three good sized bedrooms and spacious bathroom with built in cupboard storage. Externally there is a lawned garden to the front with multi vehicle driveway to the side and enclosed yard to the rear benefiting from out house with power and decking area making it ideal for entertaining! While in need of a little modernisation, this is a property simply not to be missed out on, to fully appreciate all it has to offer! EPC Rating D.



*****CHAIN FREE*****

Semi Detached Home

Three Bedrooms

Multi Vehicle Driveway

Stunning Views!

EPC Rating D

£175,000

Lounge 14' 2" x 11' 11" (4.33m x 3.62m) Max

Features an electric fireplace- under stairs cupboard for storage- lovely outlook into the front garden.

Dining Area 12' 10" x 8' 3" (3.90m x 2.51m)

Looks out onto the enclosed garden area.

Kitchen 12' 10" x 8' 8" (3.90m x 2.63m)

Galley style kitchen with integrated oven/hob.

Bedroom 1 12' 4" x 10' 2" (3.76m x 3.11m) Max

Features built in wardrobes for storage and stunning outlook over the neighbouring livery fields.

Bedroom 2 12' 10" x 8' 8" (3.90m x 2.63m) Max

Second bedroom overlooks the enclosed rear garden area.

Family Bathroom 8' 8" x 8' 2" (2.64m x 2.48m) max

Features bath with overhead shower, w/c and wash basin.

Bedroom 3 8' 8" x 7' 3" (2.63m x 2.20m) Max

The third bedroom also benefits from the stunning outlook.

Externally

A short distance from bus stops, and local village amenities. With its stunning views, multi vehicle driveway, lawn garden and enclosed easy to maintain decked garden ideal for entertaining this property has something for everyone!

Additional Information

EPC Rating D. Council tax band: C We understand this property is freehold. Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/>
Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

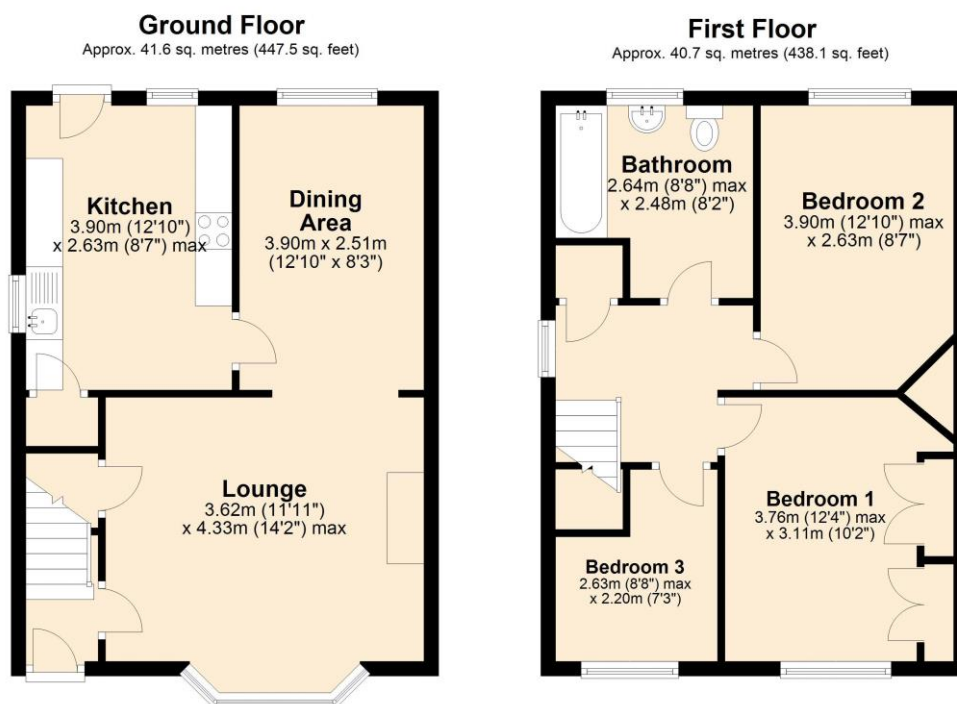
Important Note To Purchasers

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.



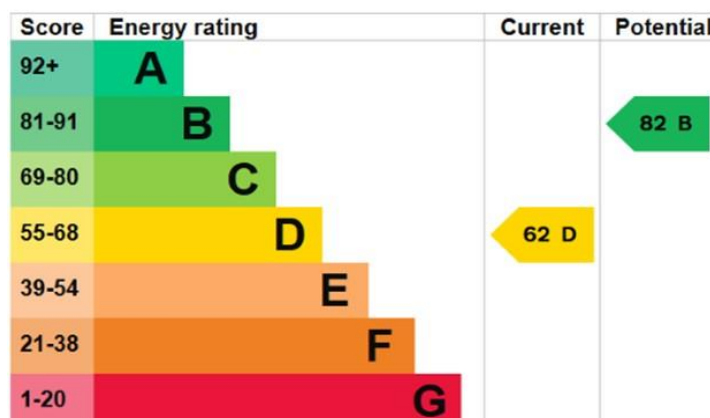


Floorplan



Total area: approx. 82.3 sq. metres (885.6 sq. feet)

EPC Graph (full EPC available on request)



For more information please call **0191 414 1200** or email info@livinglocalhomes.co.uk

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