



Norman Road, Rowlands Gill, Tyne And Wear, NE39 1JS

*****CHAIN FREE***** This lovely three bedroom family home on the ever popular Norman Road would be ideal for a wide range of buyers looking to make Rowlands Gill home. To the ground floor there is a lounge, dining area, orangery with access to a lovely enclosed rear garden with decked area for entertaining, spacious diner, access to garage and W/C. The first floor comprises of three bedrooms one W/C and also a separate family bathroom. Externally the property benefits from driveway, garage, small front garden and enclosed spacious rear garden. Parking is also available on street. While in need of some cosmetic updating this house simply not to be missed out on! EPC Rating C.



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

Semi Detached Family Home

Three Bedrooms

Close To Village Amenities

Lovely Enclosed Garden and Garage

EPC Rating C

Offers Over £275,000

Lounge 13' 10" x 13' 2" (4.22m x 4.02m) Max
Metal cast feature fireplace.

Dining Area 14' 2" x 7' 2" (4.32m x 2.18m) Max
Open access to conservatory- open fireplace for decoration and additional cupboard for storage.

Conservatory 11' 3" x 9' 10" (3.42m x 2.99m)
The room benefits from patio door leading to decked area in the rear garden for entertaining.

Kitchen 21' 4" x 7' 7" (6.50m x 2.32m) Max
Modern kitchen featuring a range of wall and base units for storage along with integrated oven and hob.

W/C 3' 3" x 3' 5" (1.00m x 1.03m)
Downstairs toilet.

Garage 21' 5" x 8' 9" (6.53m x 2.66m) Max
Shutter door to front of garage for parking and rear door to give access from the main house to the garden.

Bedroom 1 13' 3" x 10' 8" (4.04m x 3.24m) Max

Bedroom 2 10' 6" x 10' 4" (3.19m x 3.14m) Max

Bedroom 3 10' 8" x 7' 7" (3.26m x 2.31m)

W/C 6' 2" x 5' 11" (1.87m x 1.80m)
Features Toilet and Wash Basin.

Family Bathroom 10' 8" x 7' 7" (3.25m x 2.31m) Max
The main bathroom boasts a Bath, Separate Shower, W/C and Wash Basin.

Externally

The lovely property benefits from not only an attached garage with access from the house, a driveway that could host more than one vehicle, a small garden to the front and spacious garden to the rear ideal for entertaining.

Additional Information

EPC Rating C. Council tax band: D 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.

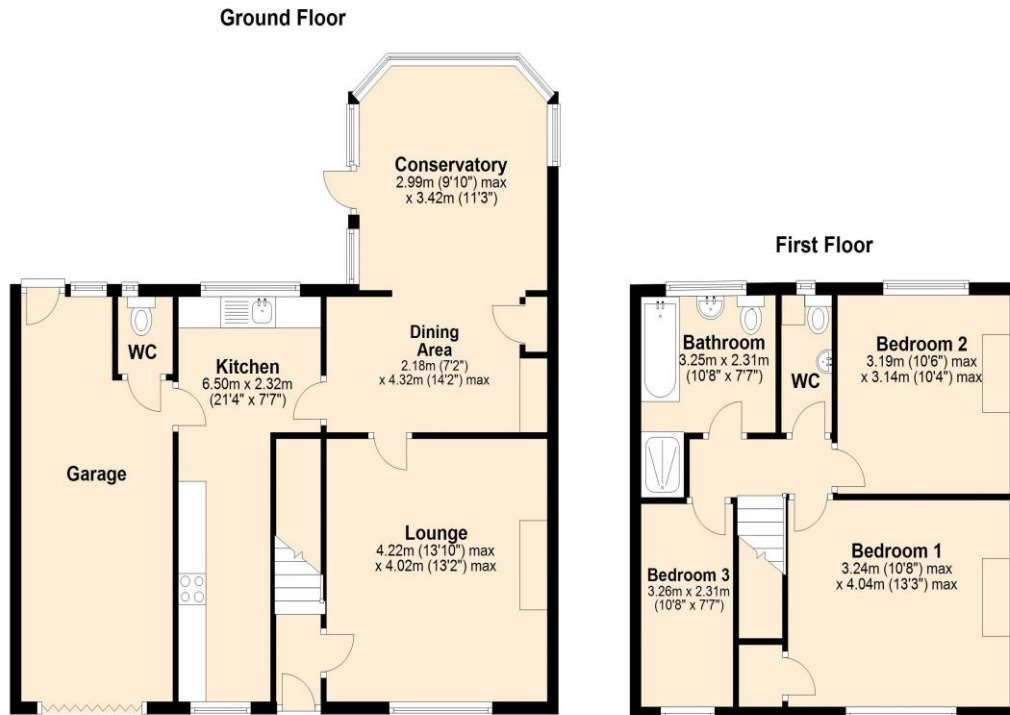
Important Note Purchasers

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.

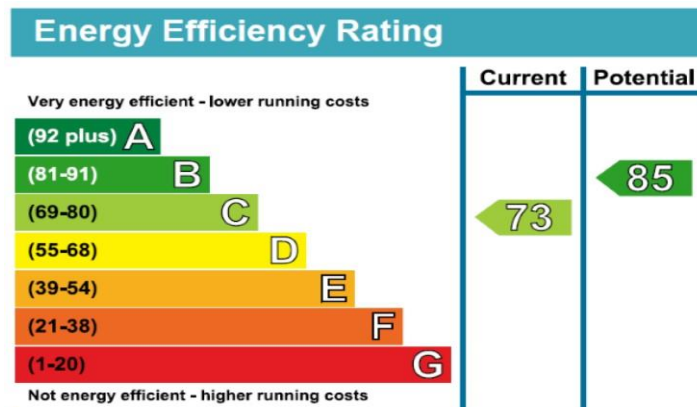




Floorplan



EPC Graph (full EPC available on request)



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