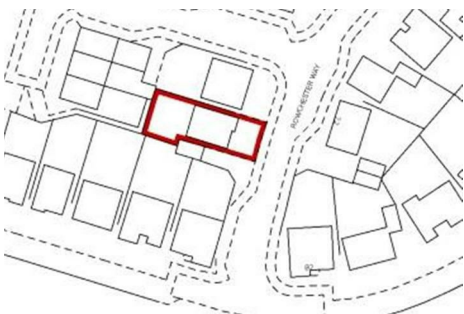




## 60 Rowchester Way

Holystone, Newcastle Upon Tyne, NE27 0JA

\*\* THREE BEDROOM DETACHED HOUSE \*\* EN-SUITE TO MASTER BEDROOM \*\* DOWNSTAIRS WC \*\*

\*\* GARAGE & OFF STREET PARKING FOR TWO VEHICLES \*\* WESTERLY ASPECT REAR GARDEN \*\*

\*\* KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES \*\* ROAD LINKS TO THE A19 \*\*

\*\* BUILDERS PART EXCHANGE SCHEME \*\* FREEHOLD \*\* COUNCIL TAX BAND C \*\* ENERGY RATING B

**Price £275,000**



- Three Bedroom Detached house
- Garage & Off Street Parking For Two Vehicles
- Freehold
- En-Suite To Master Bedroom
- Good Size Rear Garden
- Council Tax Band C
- Downstairs WC
- Builders Part Exchange Scheme
- Energy Rating B

### Entrance Lobby

Glazed composite entrance door, tile effect flooring, radiator, inner door leading into the lounge.

### Lounge

13'3" x 11'10" (4.04 x 3.61)

Double glazed window, tile effect flooring, radiator.

### Rear Hallway

Stairs to the first floor landing, tile effect flooring.

### WC

6'6" x 3'5" (1.99 x 1.05)

Double glazed window, WC, wash hand basin, part tiled walls, radiator.

### Kitchen/Dining Room

19'10" x 9'5" (6.06 x 2.88)

Fitted with wall and base units with work surfaces over, integrated oven and hob with extractor hood over, integrated fridge/freezer, dishwasher and washing machine, sink unit. Double glazed window, tile effect flooring, cupboard, radiator and double glazed French doors leading out to the rear garden.

### Landing

Cupboard, access to the loft.

### Bedroom 1

14'11" x 9'8" (4.57 x 2.95)

Double glazed window, wood effect flooring, radiator.

### En-Suite

9'7" x 4'7" (2.94 x 1.41)

Comprising; shower cubicle, WC and wash hand basin. Double glazed window, part tiled walls, radiator.

### Bedroom 2

10'10" x 6'6" (3.32 x 2.00)

Double glazed window, wood effect flooring, radiator.

### Bedroom 3

10'2" x 7'2" (3.12 x 2.20)

Double glazed window, wood effect flooring, radiator.

### Bathroom

6'2" x 6'0" (1.88 x 1.85)

Bath with shower over, WC and wash hand basin. Double glazed window, part tiled walls, ladder style radiator.

### External

Externally there is off street parking to the front for two vehicles as well as a garage. The rear garden is laid to lawn and has a fenced perimeter.

### Broadband and Mobile

At the time of marketing this information is correct.

Broadband: Highest available

Speeds: Download: 1800 Mbps

Upload: 220 Mbps

Mobile: Indoor EE>Limited Three>

Limited 02> Limited

Vodafone>Limited

Mobile: Outdoor EE>Likely Three>

Likely 02>Likely Vodafone>Likely

### Flood Risks

At the time of marketing this information is correct.

Yearly chance of flooding:

Rivers and the sea: High

Surface water: Very low.

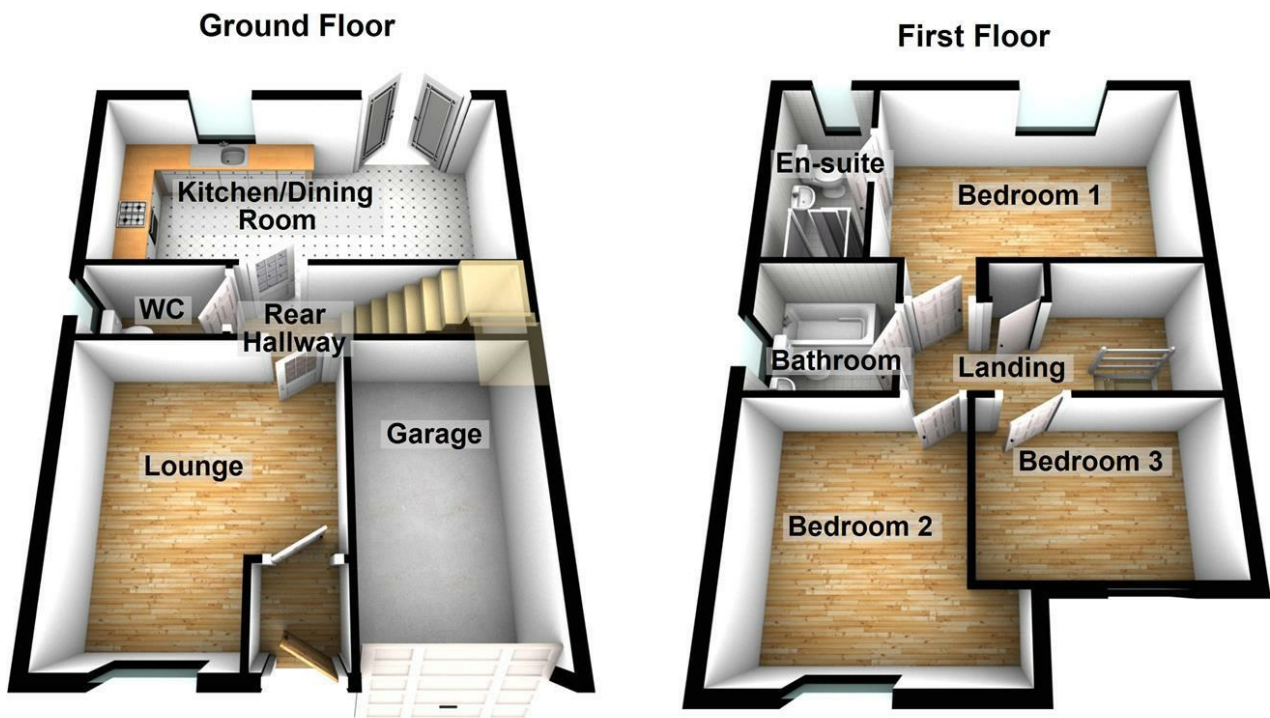








Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | 94                      |
| (81-91) <b>B</b>                            | 82      |                         |
| (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>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |