







- Detached Bungalow
- Generous Living Space
- Semi Rural Location
- Garage and Multi-Car Parking
- Video Tour Available
- Circa 0.25 Acre
- Three Bedrooms
- Two Reception Rooms
- Council Tax Band \*B\*
- Call For More Information







\*\* Video Tour on our YouTube Channel | <https://youtu.be/lo1jZLIILRM> \*\*

Jan Forster Estates are delighted to welcome to the market this impressive, three-bedroom detached bungalow. Located on a sizeable plot, circa 0.25 acres, in a charming semi-rural location on Glossop Street, Rowlands Gill.

The property provides more very generous living space all on one floor and briefly comprises: entrance hallway, office with access to the garage, bright and airy kitchen dining room with a range of fitted units, spacious lounge leading to the sunny conservatory with views over the garden, three good sized bedrooms and a family bathroom WC with shower over the bath. There is also a fantastic and very spacious second reception room which is currently set up as a games room and has French doors leading to the rear garden and also access to the garage. The property further benefits from gas central heating and triple glazing.

Externally, there is an attached garage to the front and a generous courtyard with space for multi-car off-street parking. There is also an extensive lawned garden to the rear, a perfect space to relax or entertain in the warmer months.

The property is in a great location and nearby attractions including Gibside National Trust, Chopwell Woods and Beamish Museum are only a short commute away.

For more information and to book a viewing please call our Gateshead branch on 0191 487 0800.

#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*B\*.




Ground Floor



The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

- Lounge 15'8" x 18'2" (4.78 x 5.54)
- Kitchen 15'9" x 15'10" (4.81 x 4.85)
- Office 14'11" x 11'6" (4.55 x 3.52)
- Conservatory 11'10" x 11'0" (3.61 x 3.36)
- Bedroom One 15'10" x 15'11" (4.85 x 4.86)
- Bedroom Two 10'9" x 13'4" (3.30 x 4.07)
- Bedroom Three 6'5" x 15'9" (1.98 x 4.81)
- Reception Room 35'11" x 25'3" (10.95 x 7.70)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	80
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

- Gosforth 0191 236 2070
- Newcastle 0191 284 4050
- High Heaton 0191 270 1122
- Tynemouth 0191 257 2000
- Low Fell 0191 487 0800
- Property Management Centre 0191 236 2680



www.janforsterstates.com

