



## 22 The Rowans, Gateshead, NE9 7BN

£174,950

Located in the sought-after area of The Rowans, this charming semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts a spacious layout, featuring a welcoming reception room that provides a perfect space for relaxation and entertaining. With three well-proportioned bedrooms, including a generous main bedroom, this home offers ample accommodation for a growing family. The first floor also houses a family bathroom, recently updated to meet modern standards, ensuring comfort and convenience. The heart of the home is the well-equipped kitchen, complete with an integrated oven and a practical utility room, making daily chores a breeze. The property has seen recent improvements, including a new garage roof and some new windows, enhancing both its aesthetic appeal and energy efficiency. Outside, the property benefits from gardens to both the front and rear, providing a delightful outdoor space for children to play or for hosting summer gatherings. Additionally, a single garage located in a separate block offers valuable storage or parking options. This lovely family home is not only well-presented but also situated in a popular location, making it an ideal choice for those seeking a blend of comfort and convenience. With its freehold status, this property is ready for you to make it your own. Don't miss the chance to view this delightful home.



## ENTRANCE HALLWAY

## LIVING ROOM

13'10" x 11'6" (4.24m x 3.52m)



## DINING ROOM

11'8" x 9'3" (3.58m x 2.83m)



## KITCHEN

10'7" x 8'5" (3.25m x 2.57m)



## UTILITY ROOM

11'0" x 5'8" (3.36m x 1.75m)

## FIRST FLOOR LANDING

## MAIN BEDROOM

11'11" x 10'10" (3.65m x 3.31m)



## BEDROOM TWO

10'11" x 10'9" (3.33m x 3.29m)



## BEDROOM THREE

8'7" x 6'10" (2.64m x 2.10m)



## BATHROOM

8'6" x 5'6" (2.61m x 1.68m)



## EXTERNAL



## AGENTS NOTES

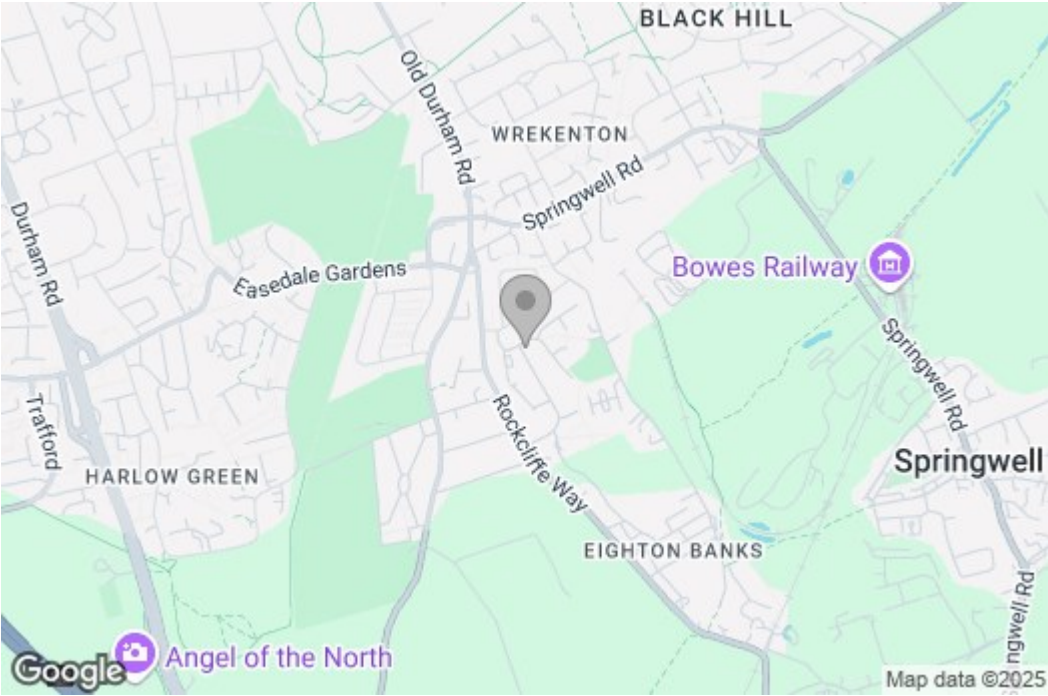
\*\*\* WE have been advised there is a Lease Agreement in place for the Solar Panels \*\*\*\*

### Property disclaimer

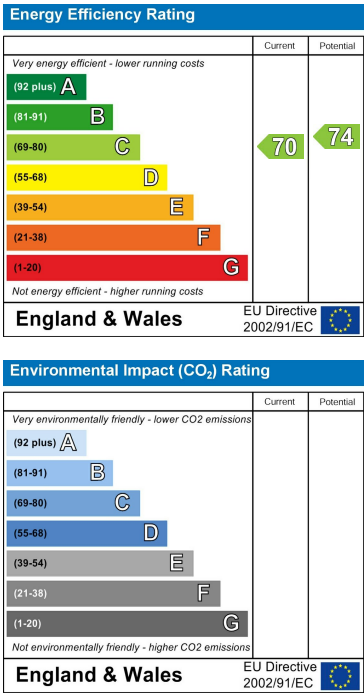
**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

Floor Plan

Area Map



Energy Efficiency Graph



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, purchaser 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 firm's employment has the authority to make or give an representation or warranty in respect of the property.