



**Bowes Gardens, Springwell, NE9 7NZ**  
**3 Bed - House - Semi-Detached**  
**£219,995**

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\* EXTENDED \* BEAUTIFULLY PRESENTED \* GORGEOUS ORANGERY \* STUNNING PRIVATE GARDEN \* DRIVEWAY AND GARAGE \* A MUST VIEW \*

Nestled in the heart of the charming semi-rural Springwell Village, this beautifully extended three-bedroom semi-detached home is perfect for a variety of buyers. The highlight of the home is the impressive orangery, offering additional living space perfect for relaxing or entertaining. A garage and driveway at the side of the house provide convenient off-road parking.

Inside, the accommodation is thoughtfully laid out. The entrance hallway leads to a welcoming lounge, which opens into the orangery. The stylish fitted kitchen is perfect for modern living, while the recently upgraded downstairs WC adds to the practicality of the home. Upstairs, there are three well-proportioned bedrooms. The master bedroom features an en-suite shower room, and a family bathroom completes the first floor.

Springwell Village is a highly desirable area for those seeking a peaceful lifestyle with easy access to both city and countryside. The village offers a friendly community atmosphere with local amenities, including shops, schools, and parks. Its excellent transport links make it a convenient choice for commuters, while scenic walking trails and green spaces provide an ideal retreat for nature lovers.

This home is immaculate throughout, and we highly recommend an internal viewing to appreciate everything it has to offer.

[Hallway](#)

[Kitchen](#)

[W.C](#)

[Lounge](#)

[Orangery](#)

[FIRST FLOOR](#)

[Bedroom](#)

[EnSuite](#)

[Bedroom](#)

[Bedroom](#)

[Bathroom](#)

[EXTERNAL](#)

[Agent's Notes](#)

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 5 Mbps, Superfast 70 Mbps

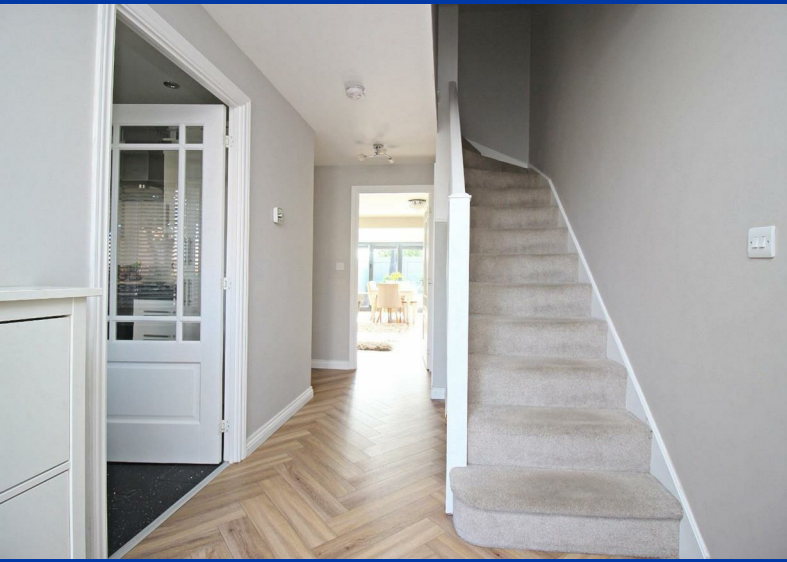
Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Sunderland, Band C - Approx. £1,775 p.a

Energy Rating: TBC

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



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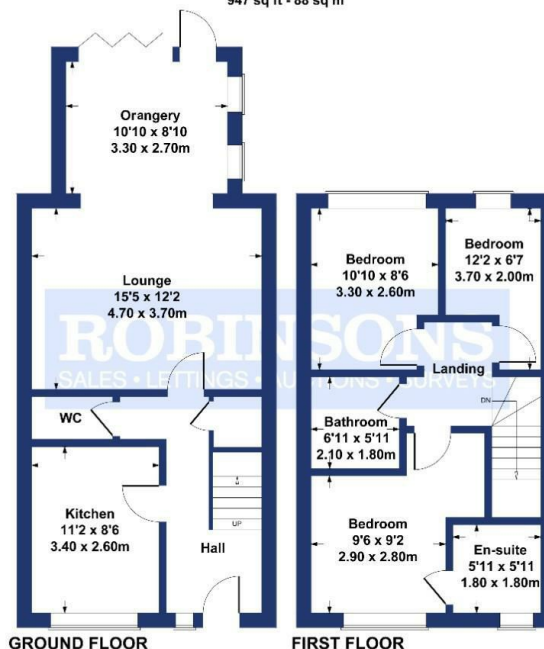
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Bowes Gardens

Approximate Gross Internal Area  
947 sq ft - 88 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(85-95)	B		
(69-84)	C		
(54-68)	D		
(39-53)	E		
(23-38)	F		
(9-22)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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