



Ferndale, Lintzford Road, Rowlands Gill, Tyne And
Wear **£220,000**

 **YOUR MOVE**
Chris Stonock



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 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.



Description

We are delighted to welcome to the market this attractive two bedroom property in the semi rural hamlet of Rowlands Gill. Positioned close to the heart of the village and set back from the main road, with a gated access, the property is sure to impress. An ideal home for a variety of buyers, of particular interest to commuters looking for access to the wider North East area, this family home boasts generous driveway parking, bolstered by a garage and an additional car port, as well as easy access to bus routes a short walk from the property. Of further benefit to the property are the fabulous rural views and easy access to features such as the Derwent Walk and Gibside National Trust. Briefly comprising: entrance hall, lounge, kitchen, conservatory, rear porch. Upstairs to two bedrooms and the family bathroom. Externally there are gardens to front, back and side, as well as ample driveway parking, a garage and a carport. Early viewing is essential to fully appreciate this wonderful property.

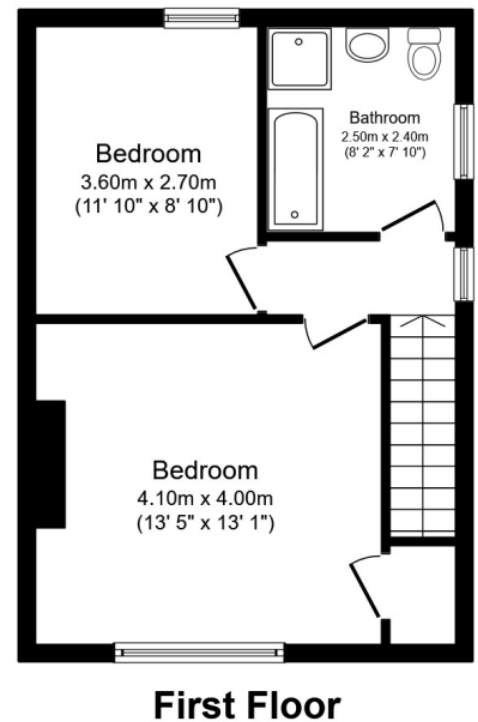
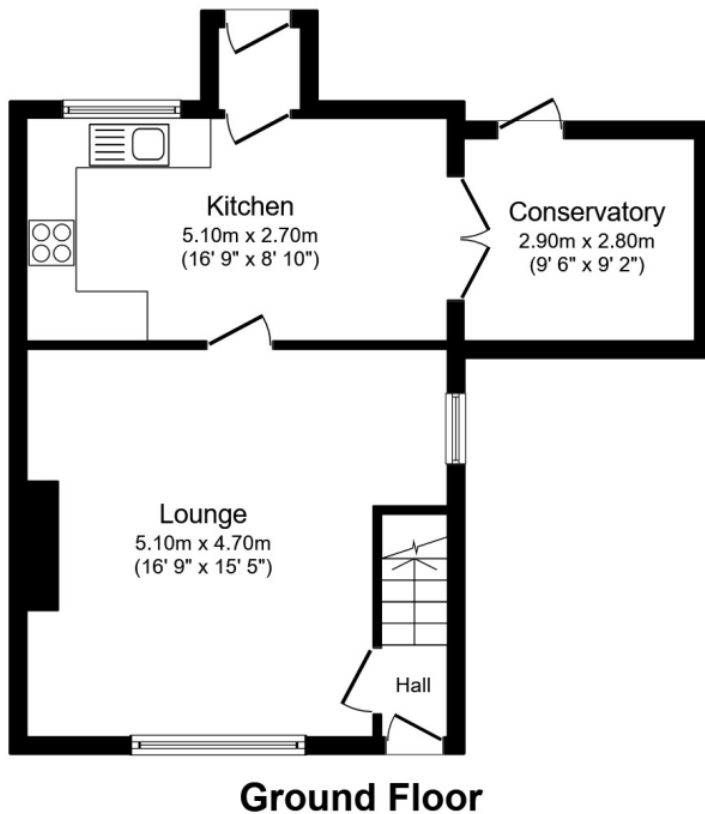
EPC

EPC Rating Grade D

For full EPC please contact the branch.

Council Tax

Gateshead County Council Tax Band C



Total floor area 85.0 sq. m. (915 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Station Road, Rowlands Gill, Tyne And Wear, NE39 1JH

01207 544498 * RowlandsGill@your-move.co.uk



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