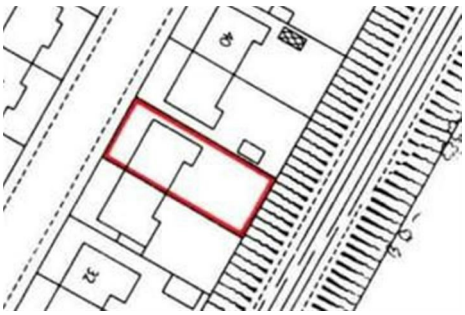
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36 Rowantree Road

, Walkerville, NE6 4TD

OFFERS OVER £350,000

UNIQUE FOUR BEDROOM SEMI DETACHED HOUSE (FORMERLY BUNGALOW) - SOUTH FACING REAR

THREE DOUBLE BDROOMS WITH ENSUITE TO MASTER BEDROOM • EXTENDED KITCHEN/DINER

SUMMERHOUSE/OFFICE WITH WC AND STORAGE • GREAT FAMILY LIVING SPACE

FAMILY BATHROOM • FREEHOLD • OFF STREET PARKING

O.I.R.O £350,000

4 2 1

- OFFERS OVER £350,000 Four Bedroom Semi Detached House
- Great Size Family Home - Formerly Bungalow
- Summerhouse with WC and Storage - South Facing Rear Garden
- Family Bathroom
- Off Street Parking
- Close to Local Amenities, Schools and Great Transport Links
- Council Tax Band B
- Energy Rating B
- Freehold

Entrance Porch
5'7" x 3'2" (1.71 x 0.98)
Composite door, double glazed windows and timber door into hallway.

Hallway
Wood flooring, radiator and access to bedroom 2, lounge, kitchen diner and bathroom.

Lounge
12'11" max x 11'8" (3.94 max x 3.56)
Double glazed bay window, log burner, stairs to first floor, access to bedroom 3.

Stairs to First Floor & Landing
Stairs from lounge up to first floor landing and access to master bedroom and box room.

Kitchen/Diner
21'1" max x 19'7" (6.45 max x 5.99)
Tiled flooring, French doors giving access to rear garden, fitted with good range of wall and base units, with complimentary work surfaces, space for range style cooker, sink unit, plumbed for washing machine, central island, sky lights and radiators.

Bedroom 2
14'3" x 13'10" (4.35 x 4.22)
Ground floor. Front Elevation. Double glazed bay window, radiator and fitted wardrobes.

Bedroom 3
14'5" x 9'6" (4.40 x 2.90)
Ground floor. Rear Elevation. Double glazed window, radiator and fitted wardrobes.

Bathroom
10'2" x 8'5" (3.11 x 2.57)
Double glazed window. ladder style radiator, fully tiled walls and floor. Comprising freestanding bath, WC, wash hand basin and separate shower cubicle.

Master Bedroom
14'9" x 11'9" (4.50 x 3.60)
First Floor, Rear Elevation. Double glazed window, fitted wardrobes, radiator, access to dressing room and ensuite shower room.

Ensuite
8'1" x 5'9" (2.48 x 1.76)
Fully tiled walls, laminate flooring, ladder style radiator, WC and wash hand basin set in vanity unit. Walk in shower.

Dressing Area
8'3" x 5'7" (2.52 x 1.72)
Double glazed window, access to eves storage.

Box Room
10'6" x 9'4" (3.22 x 2.87)
Currenty being used as home office bt we have been advised by seller they have had bed and wardrobe in room.

Summerhouse
22'1" x 8'6" (6.74 x 2.61)
Summer house has extra storage to one side, separate WC with wash hand basin. Laminate flooring, double glazed French doors.

External
The front of the property is walled with access for off street parking. The rear of the property is South Facing with summerhouse, cover patio area and lawned area.

Material Information
BROADBAND AND MOBILE:
At the time of marketing we believe this information is correct, for further information please visit https://checker.ofcom.org.uk

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor and in-home
O2-Good outdoor, variable in-home
Three - Good outdoor, variable in-home
Vodafone - Good outdoor

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:
Yearly chance of flooding:
Surface water: Low.
Rivers and the sea: Very low.

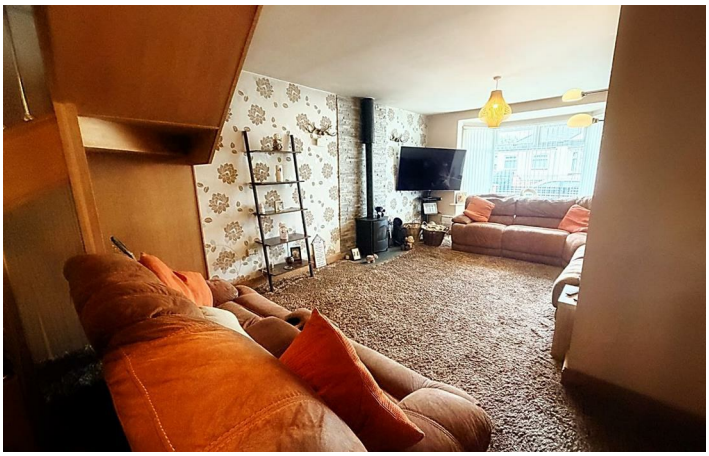
CONSTRUCTION:
Traditional
This information must be confirmed via your surveyor and legal representative.




It takes
hands to
build
a house
but only
love can
build a home

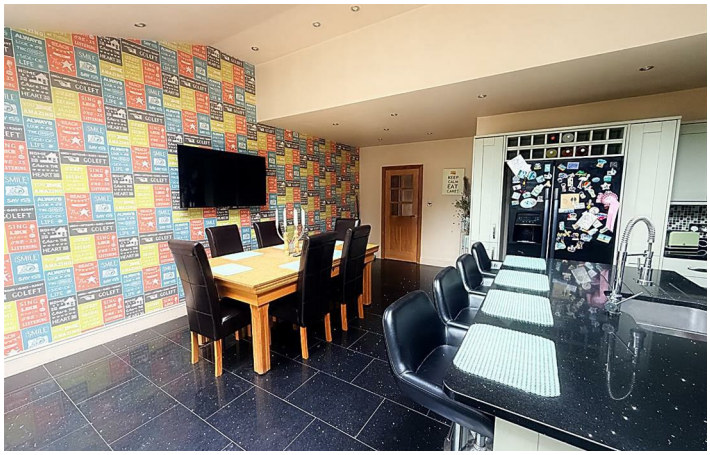






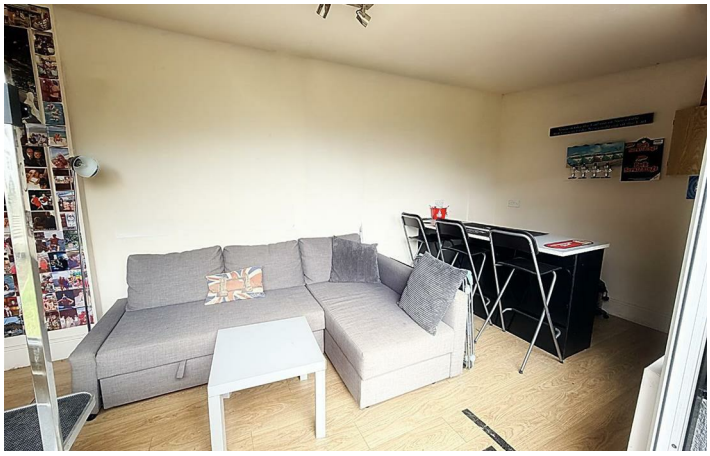













NOBODY GETS OUT SOBER


WASH






THE STONE ROSES





















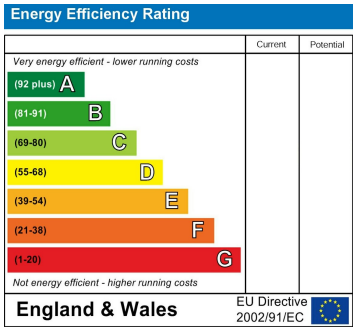




Floor Plan



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