



The Crescent, Rowlands Gill, Tyne And Wear, NE39 1JN

We are delighted to offer for sale this charming one-bedroom semi-detached cottage-style bungalow, offering a warm and inviting feel throughout. The property features a cosy lounge, fitted kitchen, bright sun room overlooking the garden, a double bedroom, and a bathroom fitted with a bath and shower over. Outside, the home benefits from attractive gardens and a private driveway providing off-road parking. Ideally suited to those seeking a peaceful retreat, this delightful home is not to be missed. Awaiting EPC rating.



Charming Cottage-Style Bungalow

One Bedroom

Beautifully Presented

Driveway

Semi-Detached

AWAITING EPC RATING

Offers Over £150,000

Lounge 14' 8" x 11' 2" (4.46m x 3.40m) Max

Offering real character, style and comfort the lounge affords a pleasant outlook over the front garden area via bay window.

Kitchen/Diner 17' 8" x 10' 0" (5.39m x 3.05m) Max

A family friendly open plan kitchen/diner with a range of wall and base units for storage along with integrated white goods and fantastic fireplace feature.

Bedroom 12' 4" x 9' 0" (3.76m x 2.75m) Max

Affords a private and pleasant outlook to the front garden area.

Bathroom 7' 6" x 4' 11" (2.29m x 1.51m)

A lovely white bathroom suite, featuring W/C, wash basin, over head shower and a 3/4 bath.

Sun Room 19' 0" x 6' 1" (5.79m x 1.86m)

The sun room holds a variety of different uses from home office to craft room enjoying the benefits of the peaceful outside space. There is also built in open storage options!

Externally

This lovely home features a small lawned garden to the front with mature plant life and a pebbled driveway to the side of the property. Enclosed to the rear is an easy to maintain patio garden space ideal for entertaining.

Additional Information

Council tax band A. Awaiting EPC Rating. We understand this property is freehold. Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/> Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

Important Note To Purchasers

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.



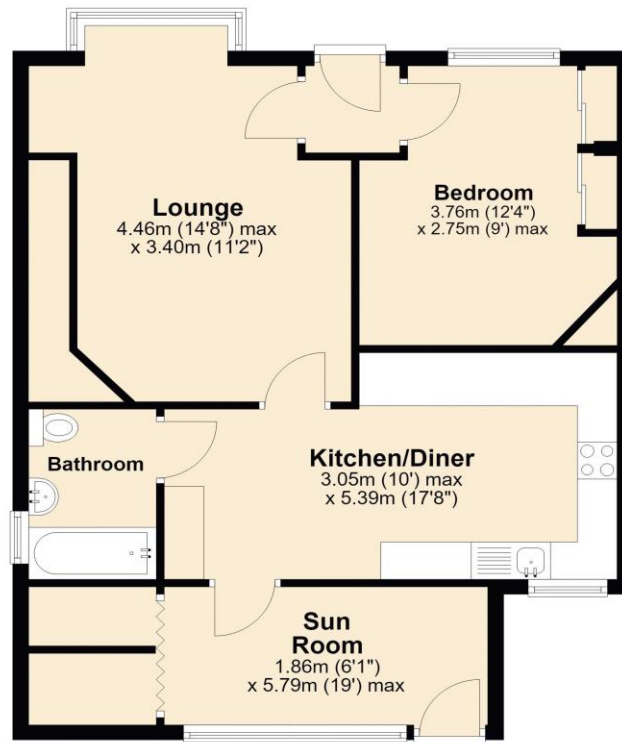


EPC Graph (full EPC available on request)

Floorplan

Ground Floor

Approx. 63.1 sq. metres (679.3 sq. feet)



Total area: approx. 63.1 sq. metres (679.3 sq. feet)

For more information please call **0191 414 1200** or email info@livinglocalhomes.co.uk

WE WIN AWARDS year-after-year and are currently ranked in the top 5% for lettings in the country!

Lorraine Valuer & Negotiator

Emma Owner & Managing Director

Laura
Sales & Lettings Negotiator

Brooke
Lettings
Co-ordinator

Louise
Sales & Lettings Negotiator



facebook

PRS
Property
Residence
Scheme

rightmove

OnTheMarket.com

Zoopla.co.uk

PrimeLocation.com

firstmortgage.co.uk®

