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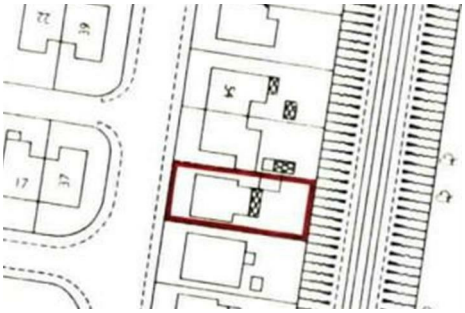


50 Rowantree Road

Walkerville, Newcastle Upon Tyne, NE6 4TE

** CHAIN FREE ** DETACHED BUNGALOW ** UPDATING REQUIRED ** TWO RECEPTION ROOMS **

** TWO BEDROOMS ** DETACHED GARAGE ** FREEHOLD ** DRIVEWAY PARKING **

** GARDENS FRONT & REAR ** CLOSE TO LOCAL AMENITIES, TRANSPORT LINKS AND SCHOOLS **

** COUNCIL TAX BAND C ** ENERGY RATING D ** WALKERGATE METRO STATION 0.5 MILES AWAY **

** WESTERN COMMUNITY PRIMARY SCHOOL 0.3 MILES **

Offers Over £190,000

2 1 2 D

- Some updating Required
- Freehold
- Close to Local Amenities and Transport Links
- Two Double Bedrooms
- Gardens Front and Rear
- Council Tax Band C
- Detached Bungalow
- Garage & Driveway Parking
- Energy Rating D

Entrance

( )
UPVC door in hallway

Hallway

Access to, lounge, dining room, separate WC and bedrooms.

Lounge

12'8" x 12'8" + bay (3.88 x 3.88 + bay)
Double glazed bay window, feature fireplace, radiator and doubke doors opening into dining area

Additional image

Dining Room

12'8" x 12'7" (3.88 x 3.86)
Two double glazed windows, radiator and access to kitchen.

Kitchen

10'11" x 9'6" (3.33 x 2.90)
Two double glazed windows, timber door giving access to rear garden, part tiled walls, laminate flooring, floor and wall units with complimentry work surfaces, sink, gas hob with overhead extractor hood, electric oven and plumbed for washing machine.

Bathroom

9'6" x 6'3" (2.90 x 1.93)
Comprising: two double glazed windows, separate shower cubicle, bath, wash hand basin and radiator.

Bedroom 1

12'9" x 9'5" (3.90 x 2.89)
Double glazed window, radiator and sliding door wardrobes,

Bedroom 2

12'9" x 9'3" (3.90 x 2.83)
Double glazed window, radiator and sliding door wardrobe.

Seperate WC

5'0" x 2'8" (1.53 x 0.83)
Double glazed window, WC.

External

To the front of the property there is a detached garage with driveway for off street parking and paved area. To the rear there is a a fenced garden laid mainly to lawn.

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.

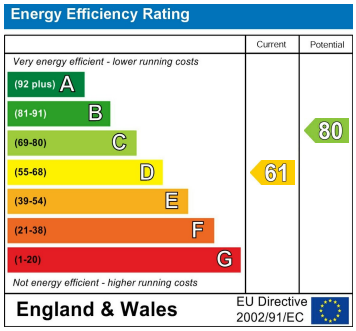
EE- Good outdoor and in-home
O2- Good outdoor
Three- Good outdoor, variable in-home
Vodafone - Good outdoor, variable in-home
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

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.

Floor Plan

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. Intending purchasers 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



136 - 138 Station Road, Wallsend, Tyne & Wear, NE28 8QT
Tel: 0191 295 3322 Email: info@next2buy.com https://www.next2buy.com