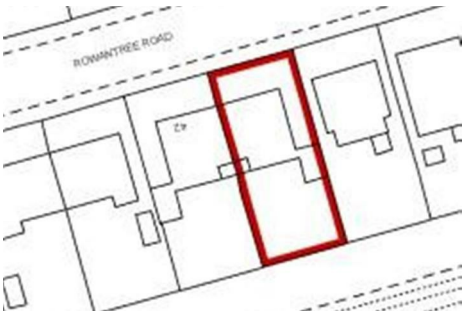
next2buy property retailers make the next step easy









44 Rowantree Road

, Newcastle Upon Tyne, NE6 4TD

CHAIN FREE • EXTENDED SEMI DETACHED BUNGALOW • FABULOUS SIZE • OPEN PLAN LIVING

SOUTH FACING REAR GARDEN • THREE BEDROOMS • DRIVEWAY PARKING FOR MULTIPLE VEHICLES •

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

COUNCIL TAX BAND B • WALKERGATE METRO STATION 0.5 MILES AWAY • FREEHOLD

WESTERN COMMUNITY PRIMARY SCHOOL 0.3 MILES • ENERGY RATING D •

Offers Over £260,000

3 1 1 D

- Chain Free
- Extended Three Bedroom Bungalow
- South Facing Rear Garden
- Open Plan Living Space
- Three Double Bedrooms
- Larger than Average Bathroom
- Council Tax Band B
- Energy Rating D
- Freehold

Entrance Porch
4'4" x 3'5" (1.33 x 1.06)
Composite door, tiled floor, timber door into hallway.

Hallway
Laminate flooring, recessed lighting, cupboard and access to bedrooms and open plan living area.

Open Plan Living Area
28'7" x 16'4" (8.72 x 4.98)
Laminate flooring, double glazed French doors giving access to rear garden, two radiataors, electric fire and recess lighting - open to kitchen.

Kitchen
10'5" x 10'9" (3.20 x 3.28)
Fitted with range of modern wall and floor units with complimentary work surfaces and breakfast bar. Integrated dishwasher, washing machine, two under counter freezers, under counter fridge, rangemaster cooker with over head extractor hood, sink unit and boiler. Laminate flooring and Double glazed window.

Inner Lobby
11'8" x 3'10" (3.57 x 1.19)
recessed lighting, two sun tunnels, laminate flooring and access to bathroom

Bathroom
14'6" x 7'9" (4.42 x 2.37)
Two double glazed windows (one to front and one to rear) shower cubicle, whirlpool style bath, WC and double sink unit, tiled floor and walls. Ladder style radiator.

Bedroom 1
14'7" into bay x 11'1" (4.47 into bay x 3.39)
Double glazed bay window and double glazed window at side. Laminate flooring, sliding door wardrobes, two radiators and recessed lighting. Front Elevation.

Bedroom 2
12'4" x 12'4" into bay (3.78 x 3.77 into bay)
Double glazed bay window, laminate flooring, sliding door wardrobes, recessed lighting and radiator. Loft access.

Bedroom 3
Double glazed window, sliding door wardrobes, lamnate flooring, recessed lighing and radiator.

External
The front of the prperty has a walled and gated garden with parking availabale for multiple vehciles. The rear garden is South facing and low maintenance on split levels.

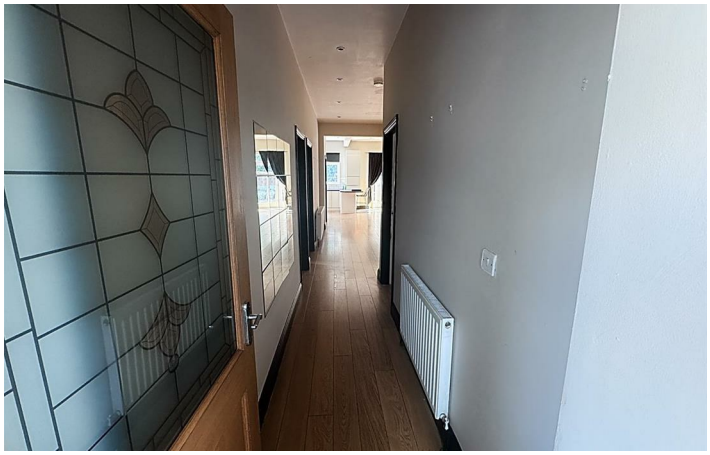
Para - Material Information
BROADBAND AND MOBILE:
At the time of marketing we believe this information is correct, for further information please visit https://checker.ofcom.org.uk

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

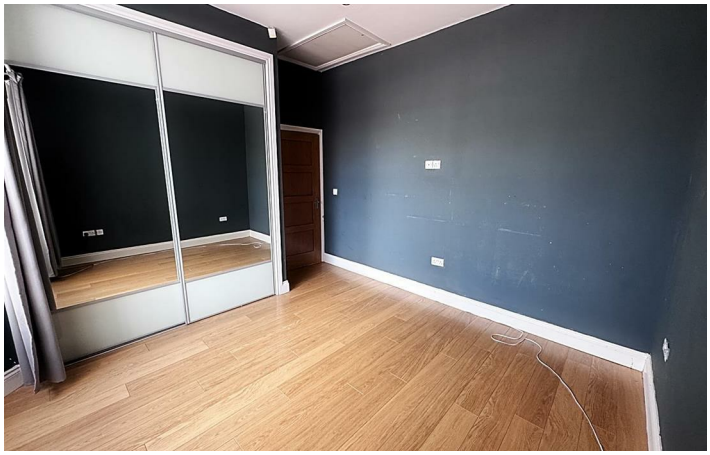
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

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















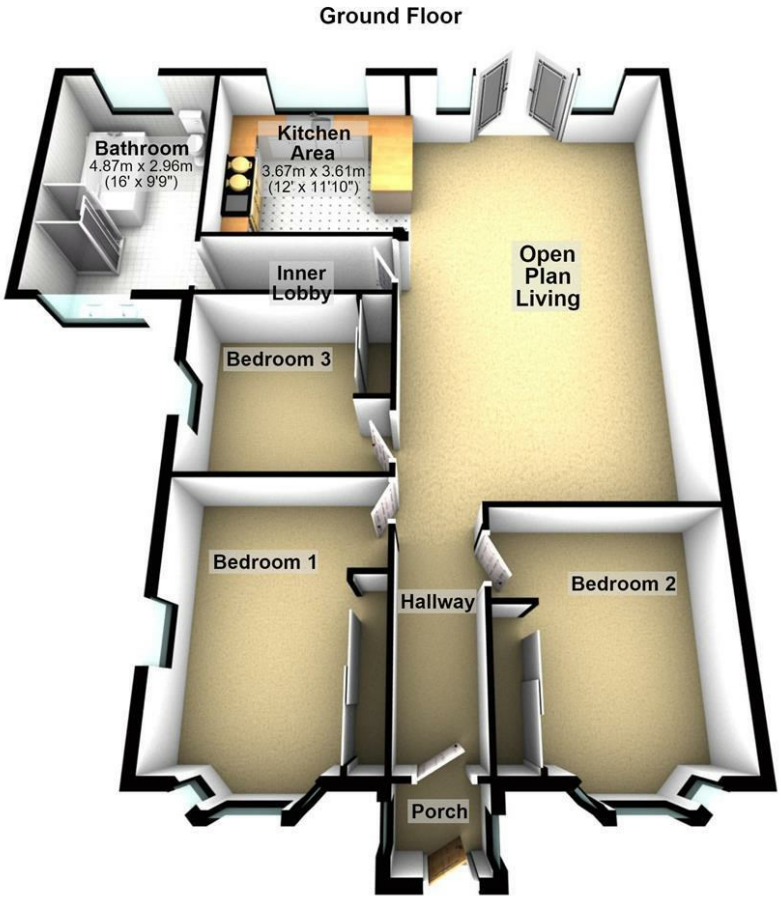




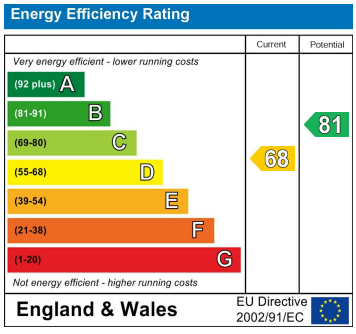




Floor Plan



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