

SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





📍 Rowanberry Road, Newcastle Upon Tyne NE12 8JH

Rowanberry Road, Newcastle Upon Tyne NE12 8JH

Asking Price
£175,000

Signature North East are delighted to welcome this 4-bedroom semi-detached house to the market on Rowanberry Road, Newcastle, NE12 8JH, with No Onward Chain.

Currently operating as a rental property, the home will be sold with vacant possession, making it an ideal opportunity for families and investors alike. Perfectly positioned close to the Freeman Hospital, the property also benefits from nearby green spaces including Benton Park View and Jesmond Dene. The location further benefits from superb connectivity links into Newcastle city centre, with a metro station within walking distance for convenient commuting.

Internally, the property offers spacious and versatile living accommodation throughout. The hall leads into a large living room, complete with patio doors overlooking and providing access to the rear garden. There is also a convenient downstairs WC. The open plan kitchen and dining area with base units and space for appliances is ideal for modern family living with an additional utility room providing extra space.

To the first floor, the property comprises three generously sized double bedrooms alongside a smaller double bedroom, offering flexible accommodation. The family bathroom benefits from natural light, creating a bright and comfortable space.

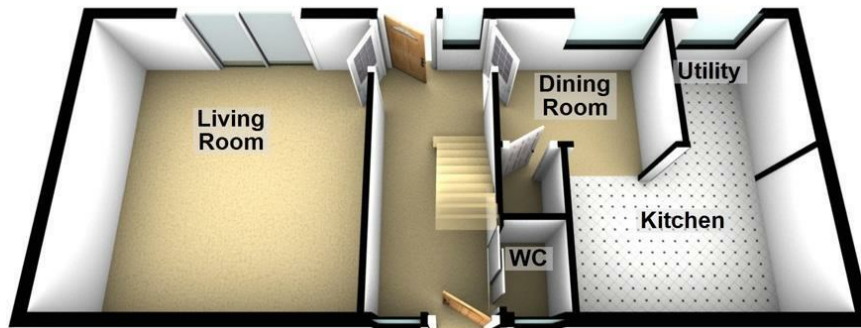
Externally, the property boasts a large rear garden with a patio area, perfect for outdoor dining and relaxation. A gate provides direct access into the rear parking area, adding further practicality and convenience to this attractive home.



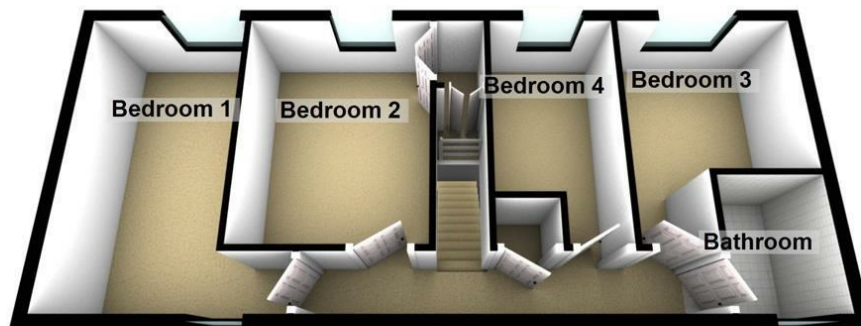
PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN

Ground Floor



First Floor



Total area: approx. 120.2 sq. metres (1293.5 sq. feet)

Measurements:

Living Room
14'11" x 14'6"

Dining Room
6'11" x 8'10"

Kitchen
7'8" x 12'1"

Utility
7'2" x 6'2"

Bedroom One
15'0" x 7'11"

Bedroom Two
12'2" x 9'4"

Bedroom Three
11'11" x 8'11"

Bedroom Four
11'11" x 6'4"

Bathroom
6'5" x 5'7"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		





More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



SALES

LETTINGS

FINANCE

LAW

WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay
0191 251 3344

Cramlington
01670 897 213

Tynemouth
0191 296 6689

Morpeth
01670 513 966

Ponteland
01661 820 082

Wallsend
0191 432 4151

Alnwick
01665 511 800

Heaton
0191 432 4275

Forest Hall
0191 266 9966

Other locations
0191 640 3523

Newcastle
0191 640 2284

Durham
0191 303 8252

Gosforth
0191 640 3523

Sunderland
0191 543 6390

Whickham
0191 432 5102

Gateshead
0191 432 4294

Jesmond
0191 281 1037

Killingworth
0191 640 3602

Ryton
0191 413 9845

Head Office &
Lettings
0191 253 4815

*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News