



4 Low West Avenue, Rowlands Gill, NE39 1EA

Offers Over £199,950



## Key features

- DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN
- MODERN BATHROOM
- VILLAGE SETTING
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- OFF ROAD PARKING
- NO ONWARD CHAIN
- VIEWING ADVISED



## Description

Nestled in the charming village of Rowlands Gill, this delightful detached bungalow on Low West Avenue offers a serene retreat in a peaceful cul-de-sac estate. With two well-proportioned bedrooms, this property is perfect for those seeking a comfortable and manageable living space.

The bungalow boasts a practical layout, ideal for both relaxation and entertaining. The inviting living areas are filled with natural light, creating a warm and welcoming atmosphere. The well-appointed bathroom adds to the convenience of this home, ensuring that all your needs are met.

One of the standout features of this property is its location. Set within a tranquil village setting, residents can enjoy the benefits of a close-knit community while still being within easy reach of local amenities. The absence of an onward chain makes this an attractive opportunity for buyers looking to move in without delay.

Whether you are a first-time buyer, downsizing, or seeking a peaceful retreat, this bungalow presents an excellent opportunity to embrace a comfortable lifestyle in a picturesque setting. Don't miss the chance to make this lovely property your new home.



HALLWAY

17 x 3'6

LOUNGE

14'8 x 11'7

KITCHEN

13'9 x 6'9

BEDROOM ONE

14'1 x 10'3

BEDROOM TWO

12'1 x 7

BATHROOM

7'9 x 6'8

EXTERNAL

DISCLAIMER SALES







The particulars on these properties are set out as a general guidance for intended purchasers or tenants, and do not constitute part of an offer or contract. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. All dimensions, descriptions and distances, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading Regulations.

### Energy Efficiency Rating

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

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### Environmental Impact (CO<sub>2</sub>) Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |                            |   |
| (92 plus) <b>A</b>  |                            |   |
| (81-91) <b>B</b>  |                            |   |
| (69-80) <b>C</b>  |                            |   |
| (55-68) <b>D</b>  |                            |   |
| (39-54) <b>E</b>  |                            |   |
| (21-38) <b>F</b>  |                            |   |
| (1-20) <b>G</b>   |                            |   |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |                            |   |
| <b>England &amp; Wales</b>  | EU Directive<br>2002/91/EC |  |

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