



## **Barkwood Road, Rowlands Gill, NE39 2LF**

**\*\*\*CHAIN FREE\*\*\*** This lovely three bed semi-detached property on Barkwood Road would be ideal for a family looking to put their own stamp on a home. The property comprises of a hallway, lounge, dining room and kitchen to the ground floor. To the first floor there are three bedrooms and bathroom with separate toilet. Externally there is ample garden space to three sides and additional storage from the outbuildings to the side of the property. Early viewing essential. EPC rating D.

**CHAIN FREE**

**Semi Detached**

**Three Bedrooms**

**Lounge And Dining Room**

**Large Garden**

**EPC Rating D**

**£95,000**

**Lounge** 12' 7" x 12' 6" (3.84m x 3.82m) max  
Storage cupboard and electric fire

**Dining Room** 9' 3" x 9' 0" (2.82m x 2.74m)

**Kitchen** 9' 5" x 9' 3" (2.86m x 2.82m)

Fitted with a range of wall and base units, integrated oven and hob and space for freestanding appliances, under stairs storage cupboard.

**Bedroom 1** 12' 0" x 9' 11" (3.65m x 3.02m) max

Built in storage cupboard

**Bedroom 2** 11' 2" x 9' 3" (3.41m x 2.81m) max

Built in storage cupboard

**Bedroom 3** 8' 10" x 8' 8" (2.68m x 2.63m)

Built in storage cupboard

### Externally

Gardens front, side and rear. Outbuildings for additional storage. Parking available on street.

### Additional Information

EPC Rating D. Council tax band A. 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

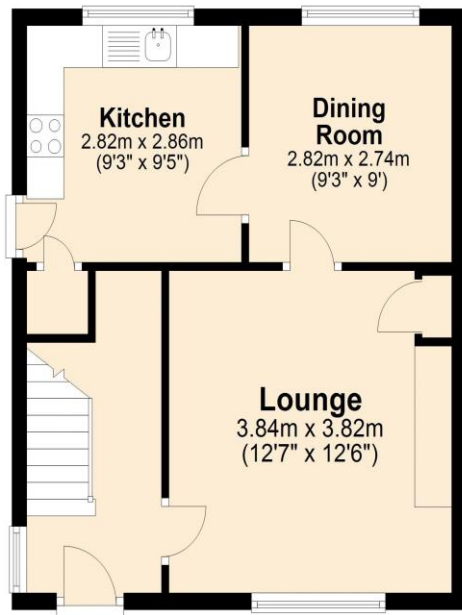
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services,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



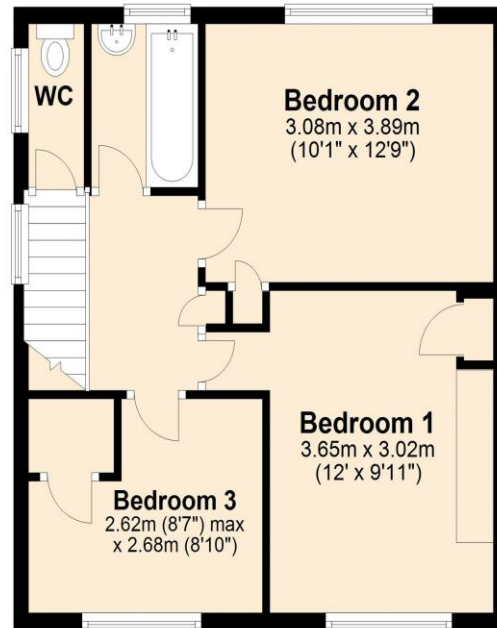


# Floorplan

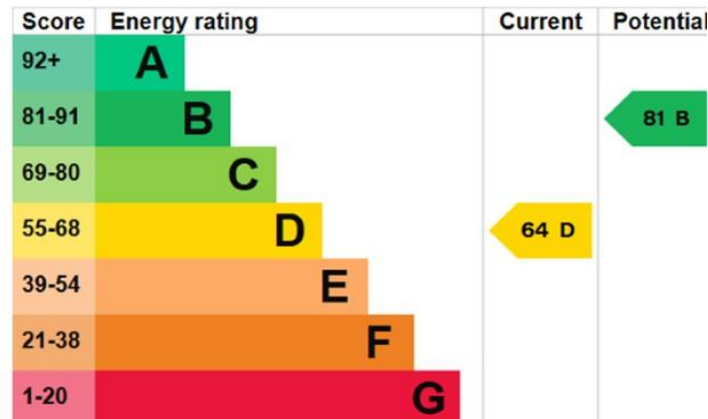
Ground Floor



First Floor



EPC Graph (full EPC available on request)



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